

# COMMERCIAL UNIT / ROADSIDE DEVELOPMENT OPPORTUNITY

FOR SALE

McBeath  
Property Consultancy  
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mcbeathproperty.co.uk



## WESTGATE GARAGE, WESTGATE, RILLINGTON, MALTON, YO17 8LN

- ✓ **0.24 ACRE SITE (0.1 HECTARES)**
- ✓ **WORKSHOP UNIT WITH FORECOURT, HOUSE & REAR YARD**
- ✓ **FRONTS THE A64 WHICH LINKS YORK TO THE COAST**
- ✓ **RARE ROADSIDE DEVELOPMENT OPPORTUNITY**
- ✓ **ALSO SUITABLE FOR OWNER OCCUPIERS**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

## LOCATION

Rillington is a well-established village in North Yorkshire, situated approximately 3 miles east of Malton, 10 miles south of Pickering and 18 miles west of Scarborough. The village is positioned directly on the A64, one of the region's principal arterial routes linking York with the Yorkshire Coast. The village benefits from good public transport connections, including regular bus services to Malton, York and Scarborough.

The site occupies a prominent position fronting Westgate, which forms part of the A64, conveniently linking the village to employment areas such York, Malton, Scarborough and the wider North Yorkshire coast. The village also benefits from two pubs, shops, a doctors surgery and primary school all of which make the location an attractive place to live.

## DESCRIPTION

The subject property comprises an L-shaped site, with a forecourt fronting the main workshop and another workshop to the side. The rear comprises a two-storey house which is in need of refurbishment and further yard space leading to Collinson's Lane. Access to the site is from both the front off Westgate and the rear from Collinson's Lane.

The site provides an exciting roadside opportunity both for developers or owner occupiers and is well suited to motor-trade / showroom businesses.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Workshop	252.32 sq.m	2,716 sq.ft
House	121.05 sq.m	1,303 sq.ft
<b>TOTAL</b>	<b>373.37 sq.m</b>	<b>4,019 sq.ft</b>

The site area is approximately **0.24 acres (0.1 hectares)**.

## PRICE

The freehold is available to purchase, we are seeking offers in excess of **£350,000**.

## RATES

We understand the property is assessed as follows:-

Rateable Value: £15,000

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## SERVICES

The property has mains connection for electricity, mains water and drainage.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

The property is not registered for VAT.

## VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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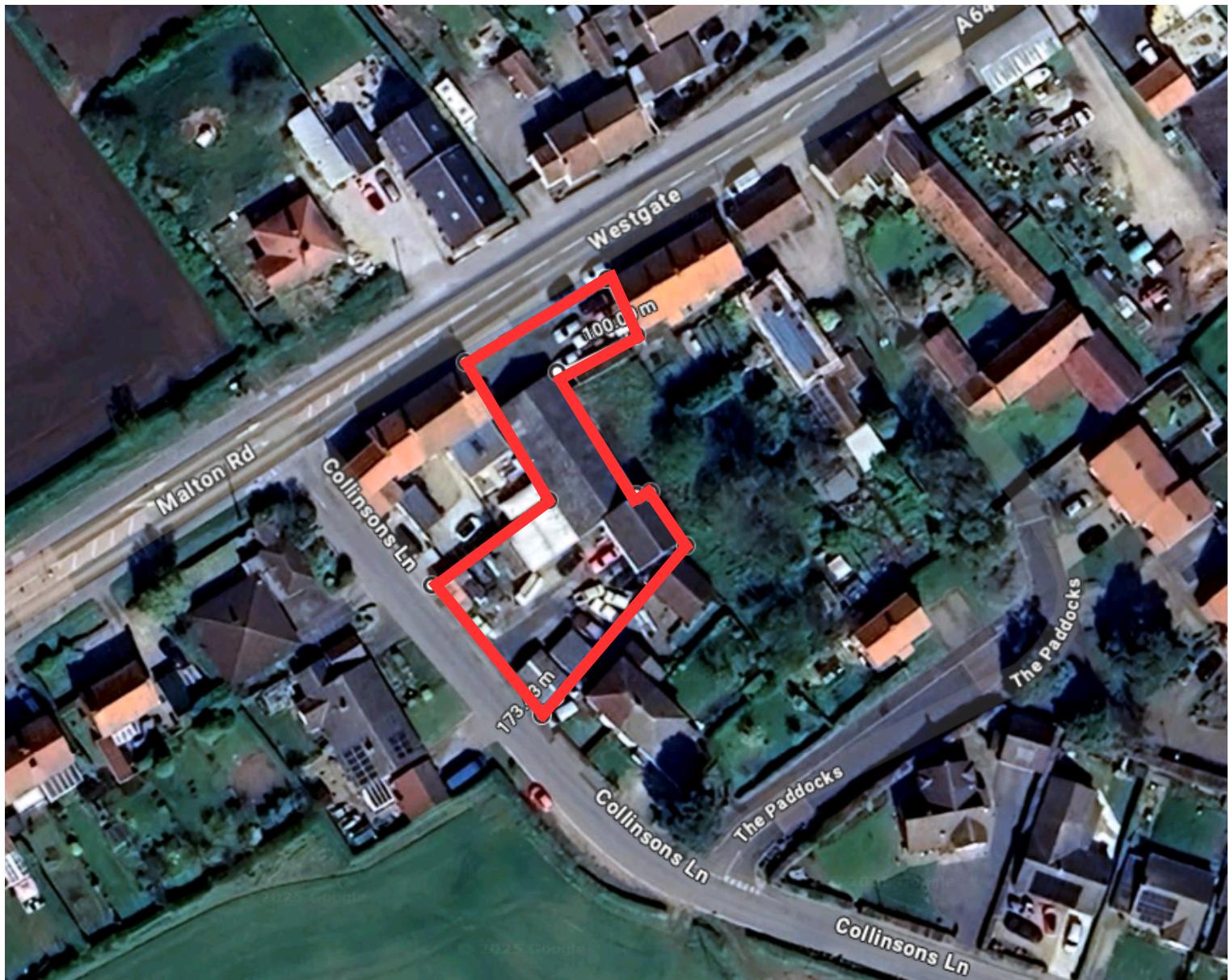
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Subject to Contract - Jan 26

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