

SELF CONTAINED WORKSHOP & OFFICE UNITS

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

FOR SALE



**NORTH YORK MOORS NATIONAL PARK
AUTHORITY DEPOT, SAWMILL LANE, HELMSLEY,
YORK, YO62 5DQ**

- ✓ **5,178 SQ.FT (481.05 SQ.M) ON 0.26 ACRE SITE**
- ✓ **WORKSHOP UNIT & OFFICE UNIT WITH YARD**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **HISTORIC MARKET TOWN**
- ✓ **SECURE PALISADE FENCED YARD**

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

The property is situated on Sawmill Lane Industrial Estate in Helmsley which is the towns established business location for commercial, manufacturing and warehousing uses.

Helmsley is an attractive historic market town in North Yorkshire. The town is situated immediately on the A170 arterial link road that connects the town to the A1M via the A168, A19 and the Yorkshire coast. Road accessibility is therefore very good and there are local bus services as well. The town has a range of employers across all sectors. Helmsley has a year round visitor and tourist based economy with a comparatively wealthy resident catchment by way of the town itself, other nearby towns and the surrounding villages.

DESCRIPTION

The property comprises a self contained site comprising two buildings of rendered block construction.

The first building is primarily used for offices comprising a number of individual offices with a kitchen, store rooms and WCs. The building has wood encased double glazed windows, and gas central heating.

The other building has 2 main workshop with ancillary stores, drying room and tool store. It also benefits from 2 roller shutter doors, large sliding door, gas boiler and a 3 phase electrical supply.

The buildings have shared use of a palisade fence enclosed yard which is laid with tarmac and includes a concrete laid wash bay. Drainage is to an interceptor tank that then distributes to the mains.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas: -

Office Unit (NIA)	121.61 sq.m	1,309 sq.ft
Workshop Unit (GIA)	359.44 sq.m	3,869 sq.ft
TOTAL	481.05 sq.m	5,178 sq.ft

The site area totals approximately 0.26 acres (0.11 hectares)

PRICE

We are seeking offers in the region of **£260,000** for the freehold.

RATES

We understand the property has the following Rateable Value:-

£23,000 (from 1st April 2026)

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

Subject to Contract - Feb 26

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

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

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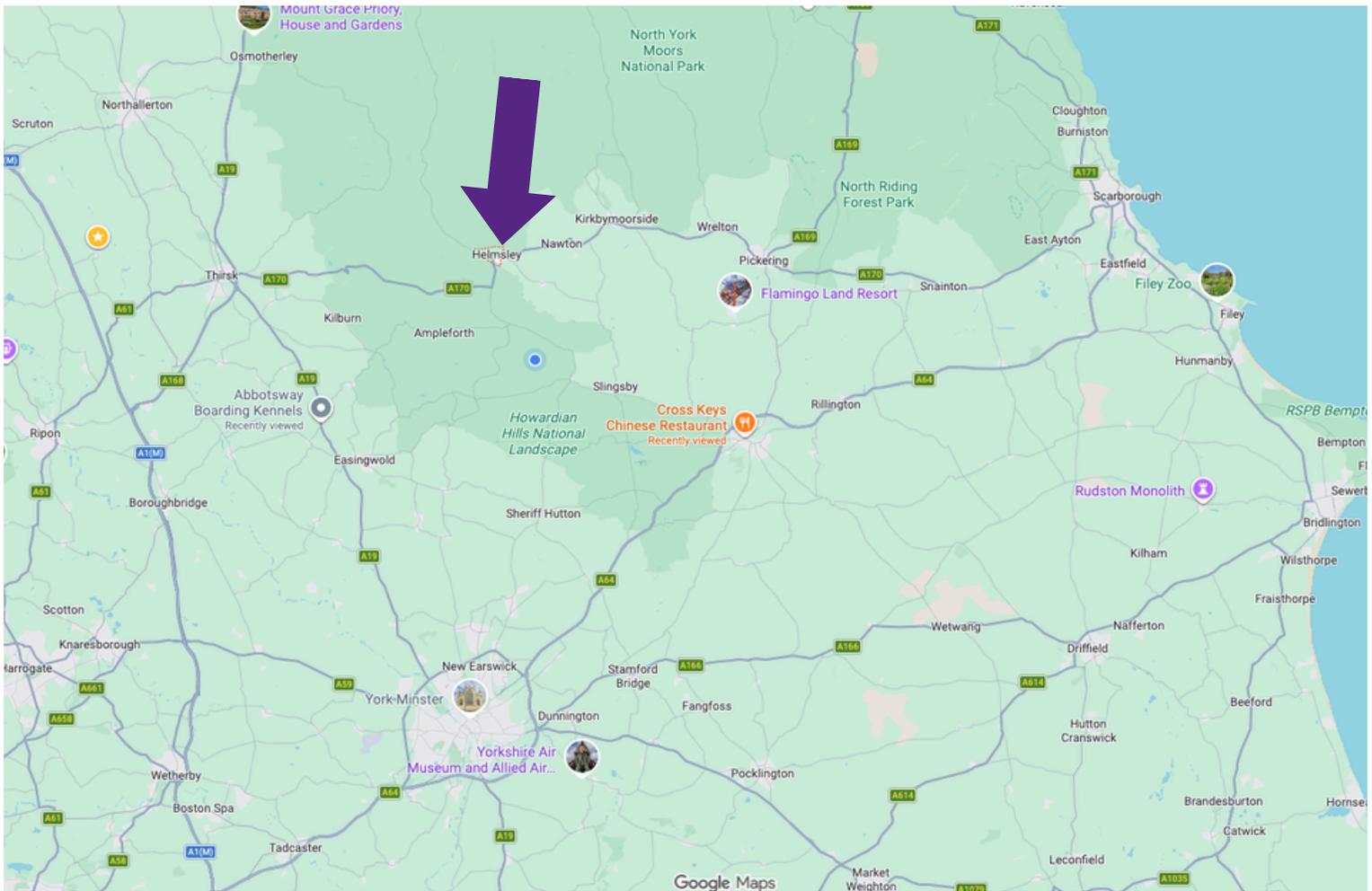
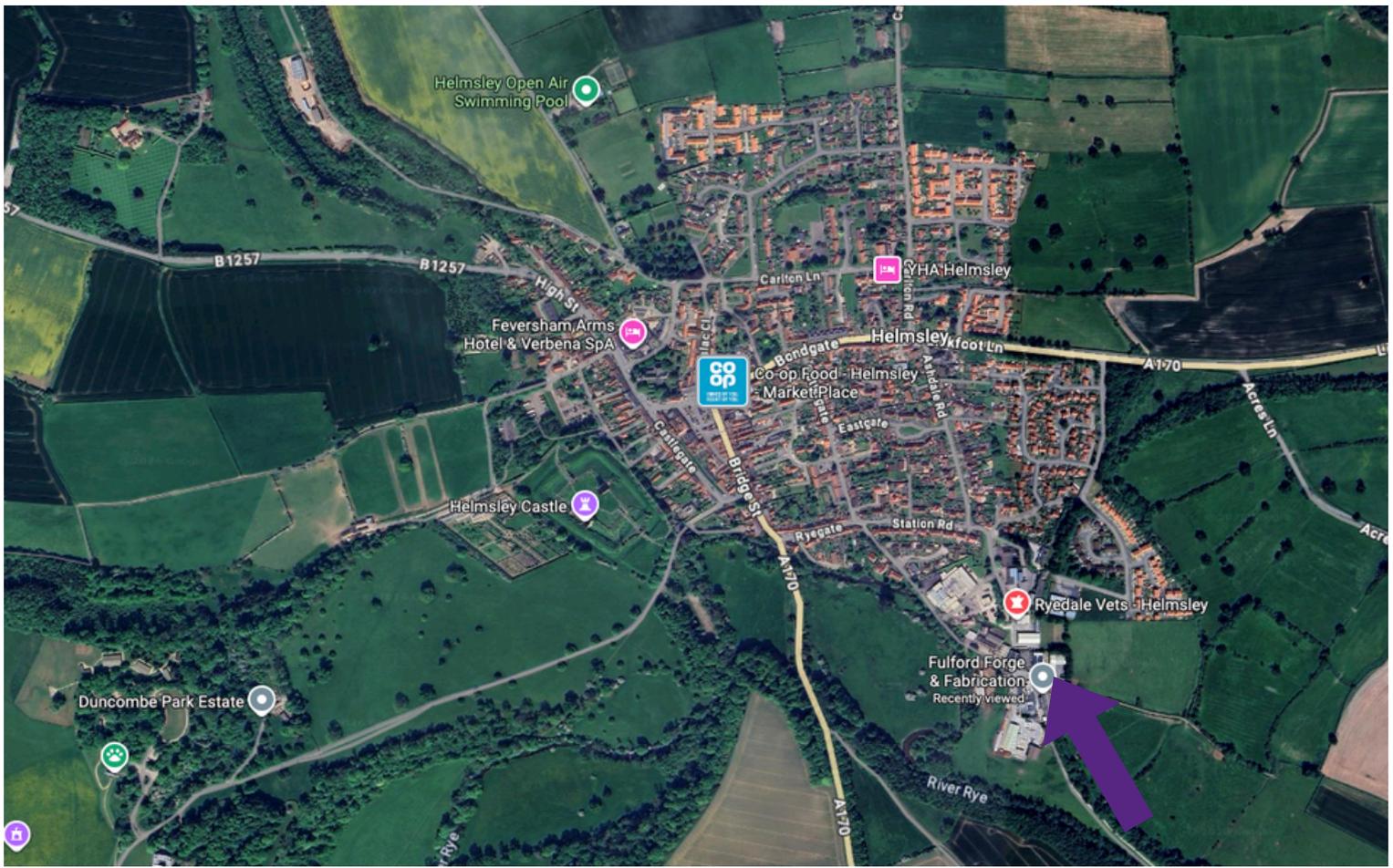
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Scale: 1:1250

