

RYEDALE GARAGES, PIERCY END, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DG

TO LET



SHOWROOM & WORKSHOP

McBeath
Property Consultancy

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McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.
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- ✓ **8,507 SQ.FT. (790.35 SQ.M.) SHOWROOM & WORKSHOP**
- ✓ **ESTABLISHED NORTH YORKSHIRE MARKET TOWN**
- ✓ **HIGHLY PROMINENT POSITION FRONTING THE ROUNDABOUT**
- ✓ **APPROXIMATELY 26 PARKING SPACES**
- ✓ **SUITABLE FOR ALTERNATE USES (SUBJECT TO PLANNING)**

LOCATION

The property is located in the market town of Kirkbymoorside in North Yorkshire which is approximately 6 miles (9.7 km) east of Helmsley and 7 miles (11.3 km) west of Pickering. The property is situated in a prominent position fronting a busy roundabout junction in the town which links the A170 with Piercy End and Ings Lane. The A170 is the principal route through Kirkbymoorside and provides a link to the market town of Thirsk to the west and Pickering to the east.

A fuel filling station sits immediately adjacent to the property and other commercial occupiers in the vicinity include a Co-op convenience store and Grace Lane Veterinary Practice.

DESCRIPTION

The property is configured to provide a showroom capable of accommodating approximately four vehicles, together with supporting office and ancillary accommodation.

The workshop accommodation has four roller shutter doors in total, two to each of its eastern and western elevations. Office and storage accommodation is provided to the first floor.

Externally, there is a car parking area to the west of the building. Whilst the property has been used as a vehicle showroom it provides adaptable accommodation and may be suitable for alternative uses (subject to planning).



Subject to Contract - Feb 26

ACCOMMODATION

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

DESCRIPTION	SQ.M.	SQ.FT
Ground Floor		
Showroom	117.60	1,266
Offices	72.00	775
Parts Department	35.92	387
WC's	16.65	179
Workshop	438.13	4,716
Store	18.09	195
SUB-TOTAL	698.39	7,518
First Floor		
Offices	22.96	247
Store	16.10	173
Parts Mezzanine	52.90	569
SUB-TOTAL	91.96	989
TOTAL	790.35	8,507

SITE AREA

The site boundaries for the property including extent of the external areas to be demised can be discussed with interested parties.

There are approximately 26 unmarked parked spaces with the property.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of **£49,500 per annum exclusive**.



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RATES

We understand the property has the following Rateable Value:-

£57,000 (from 1st April 2026)

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

SERVICES

We are advised that the units benefits from mains electricity (3 phase), oil heating, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (125). A copy of the EPC is available on request.

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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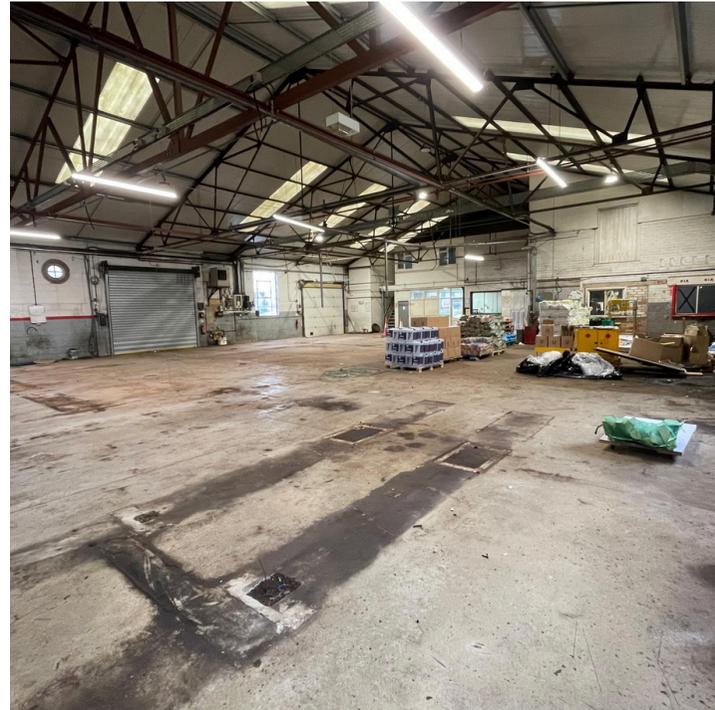
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