

INDUSTRIAL / WORKSHOP UNITS

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



CASTLEGATE GARAGE, SHEEPFOOT HILL, MALTON, NORTH YORKSHIRE, YO17 7DS

- ✓ **1,454 - 4,808 SQ.FT (135.08 - 446.68 SQ.M)**
- ✓ **EXCELLENT LOCATION CLOSE TO TOWN CENTRE**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **UNITS AVAILABLE INDIVIDUALLY OR COMBINED**
- ✓ **GOOD-SIZED 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

Situated on Sheepfoot Hill, an established industrial location on the northern edge of Malton with occupiers including Tate Smith and Fletchers Coaches, the property benefits from a strategic position within close proximity to the town centre and its amenities.

Malton is a well-connected market town located approximately 18 miles north-east of York and around 25 miles from Scarborough, providing access to both regional and coastal markets. The A64 lies a short distance to the south, offering direct road links to York, Leeds, and the wider motorway network.

Malton railway station provides regular services to York, with onward national connections, supporting accessibility for staff and visitors.

DESCRIPTION

The property comprises a characterful and versatile industrial complex arranged around a generous surfaced yard, providing excellent parking and loading space. The main workshop (Unit 3) is of steel portal frame construction with profile clad elevations and a pitched roof, benefiting from a large loading door. Internally the main unit is largely open plan with a storage room, two offices and it's own WC facility. There is an additional small unit to the left with loading door which also forms part of this unit. Unit 3 benefits from a new 3-phase electricity supply.

Adjoining this is a series of attractive brick-built units, Unit 1 comprises the first 3 units on the left hand side of the property. The units feature pitched roofs with traditional detailing and offers 3 open plan spaces suitable for workshop or storage use, there is a door between each unit connecting them. The unit benefits from a shared WC facility. It is intended the store room shown as Unit 2 on plan will be retained by the landlord.

ACCOMMODATION

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

UNIT 1	135.08 sq m	1,454 sq ft
UNIT 3	311.60 sq m	3,354 sq ft
TOTAL	446.68 sq m	4,808 sq ft

A detailed breakdown of the floor areas is provided on the attached plan.

TERMS

The units are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at the following rentals: -

Unit 1 - £9,500 per annum

Unit 3 - £23,500 per annum

Rentals are exclusive of rates, insurance and VAT.

SERVICES

The property is connected for mains services, including electricity (3-phase in Unit 3), water and drainage.

Subject to Contract - May 26

RATEABLE VALUE

We understand the units have the following Rateable Values:-

Unit 1 - £9,200

Unit 3 - £11,500

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

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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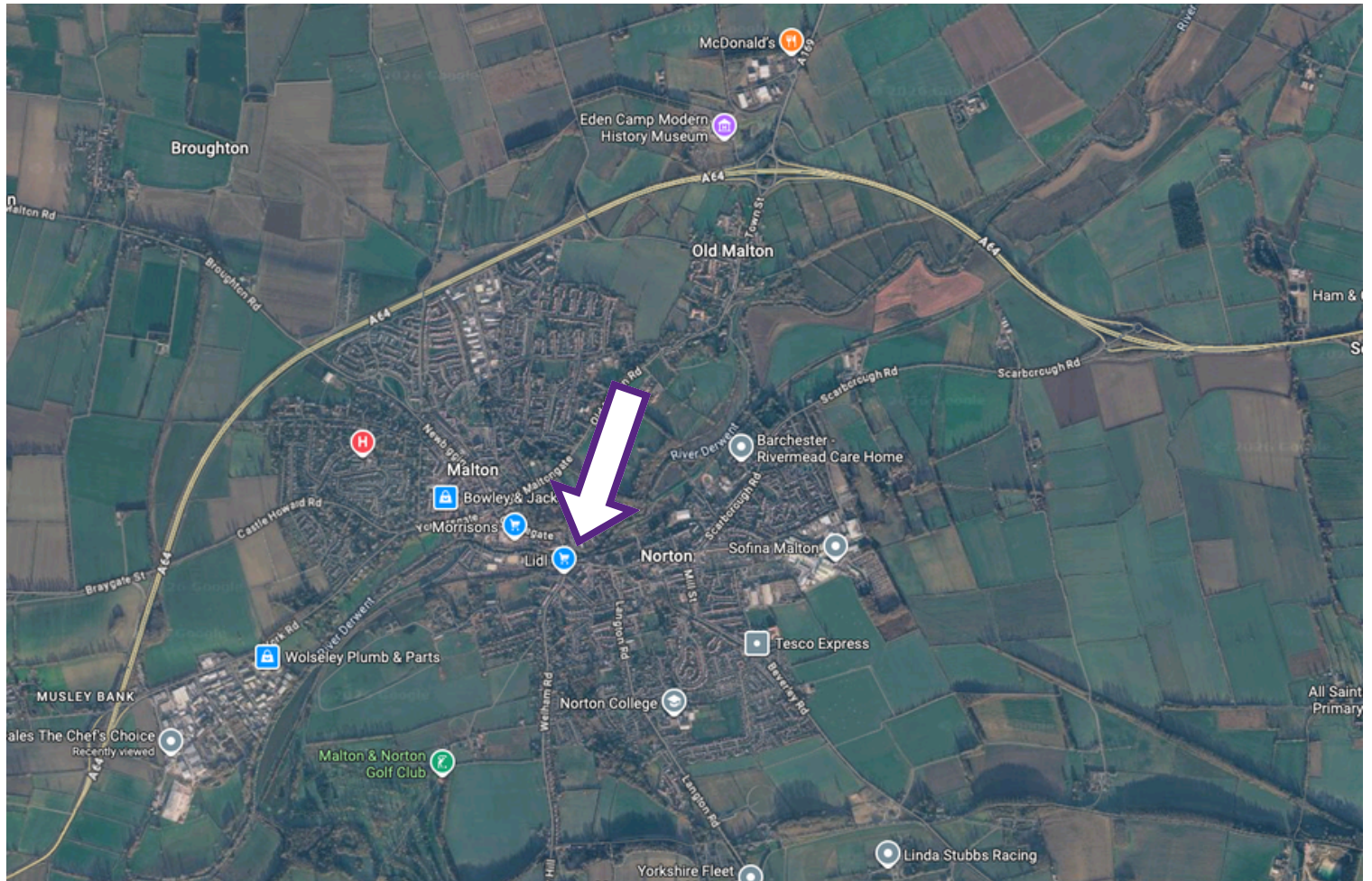
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Subject to Contract - May 26

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Unit 1, Unit 2 & Unit 3 Castlegate

