

OFFICE / WORKSHOP UNIT

McBeath
Property Consultancy

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mcbeathproperty.co.uk

FOR SALE



UNIT 10 OAKNEY WOOD AVENUE, SELBY BUSINESS PARK, SELBY, NORTH YORKSHIRE, YO8 8FQ

- ✓ **2,787 SQ.FT (258.28 SQ.M)**
- ✓ **ESTABLISHED BUSINESS PARK ADJACENT TO A63**
- ✓ **MULTIPLE TRADE COUNTER OPERATORS NEARBY**
- ✓ **GOOD AMENITIES IN CLOSE PROXIMITY**
- ✓ **EXTERNAL AREA INCLUDING 7 PARKING SPACES**

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

Selby Business Park is an established commercial location situated on the southern outskirts of Selby, immediately adjacent to the A63 Selby Bypass. The Business Park is the principal employment location within Selby and provides a mix of modern industrial, warehouse, office and trade counter accommodation, together with a number of established occupiers including YESSS Electrical, Screwfix, Toolstation and MKM.

The location provides excellent accessibility, with the A63 providing direct connections towards York and the A1(M), whilst the A19 provides access towards Doncaster and the wider South Yorkshire motorway network. Selby town centre is approximately 1 mile away and provides a wide range of retail and leisure amenities, together with a railway station offering regular services to York, Leeds and Hull.

DESCRIPTION

Unit 10 comprises a modern, two-storey end-terraced business unit arranged to provide a combination of high-quality office, storage and workshop accommodation. The property has been fitted out to a good standard and is suitable for a range of office, trade, service and light industrial uses.

The ground floor provides a dedicated entrance and reception/waiting area, together with a number of office, workshop and storage areas, kitchen facilities and WC accommodation.

The first floor provides five individual offices, together with a further kitchenette, WC and landing area. The accommodation benefits from suspended ceilings, LED lighting, perimeter trunking and air conditioning/heating.

Externally, the unit benefits from a secure gated enclosed yard with palisade security fencing. There is dedicated parking immediately outside the property with an EV charging point, together with additional hardstanding providing useful external space. The unit is fully alarmed with secure automatic shutters over external doors and windows.

ACCOMMODATION

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

Ground Floor	129.78 sq.m	1,397 sq.ft
First Floor	129.14 sq.m	1,390 sq.ft
TOTAL	258.28 sq.m	2,787 sq.ft

PRICE

We are seeking offers in the region of **£362,500** for the freehold.

RATEABLE VALUE

We understand the property is assessed as follows:-

Rateable Value: £9,500

Whilst we believe the unit will be exempt from rates, interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

Subject to Contract - Sep 26

SERVICES

The property is connected for mains services, including electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

The unit has been independently assessed and certified as falling within Band B (27).

LEGAL COSTS

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

VAT

We understand the property is not elected for VAT.

VIEWING

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

A: Andrew McBeath

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M: 07725 416002

E: andrew@mcbeathproperty.co.uk

A: Tom Grimshaw

T: 01904 692929

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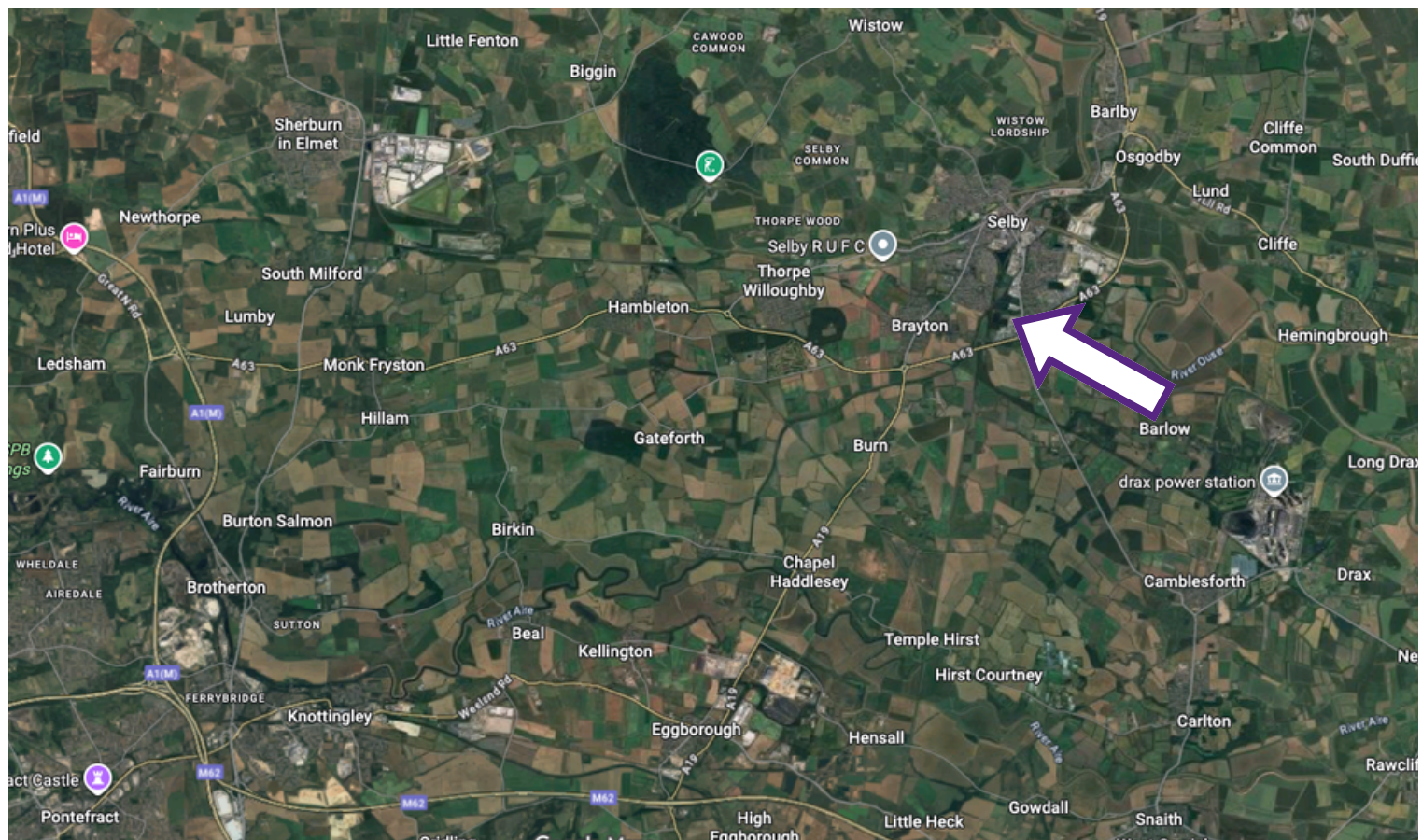


Subject to Contract - Sep 26

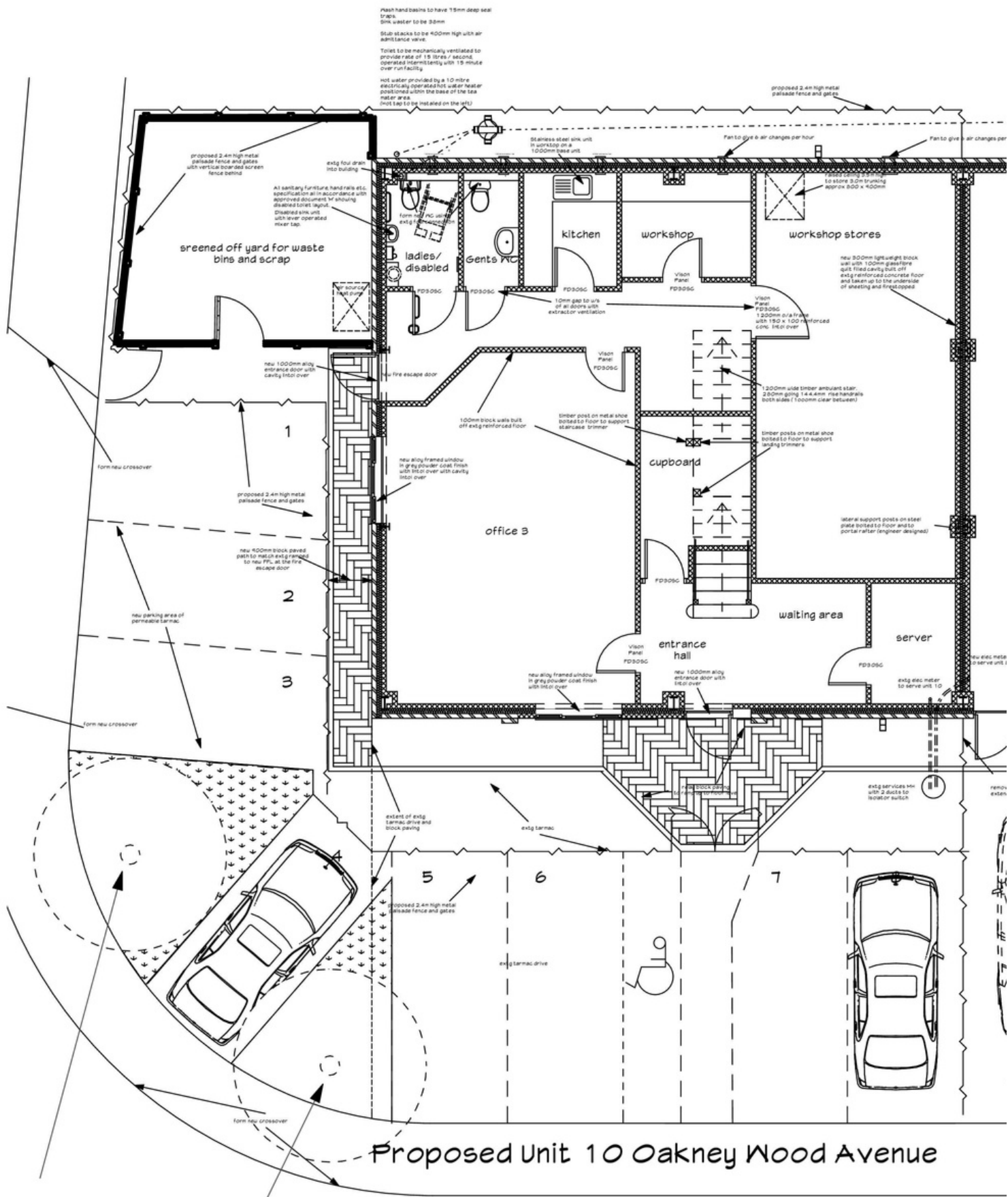
IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



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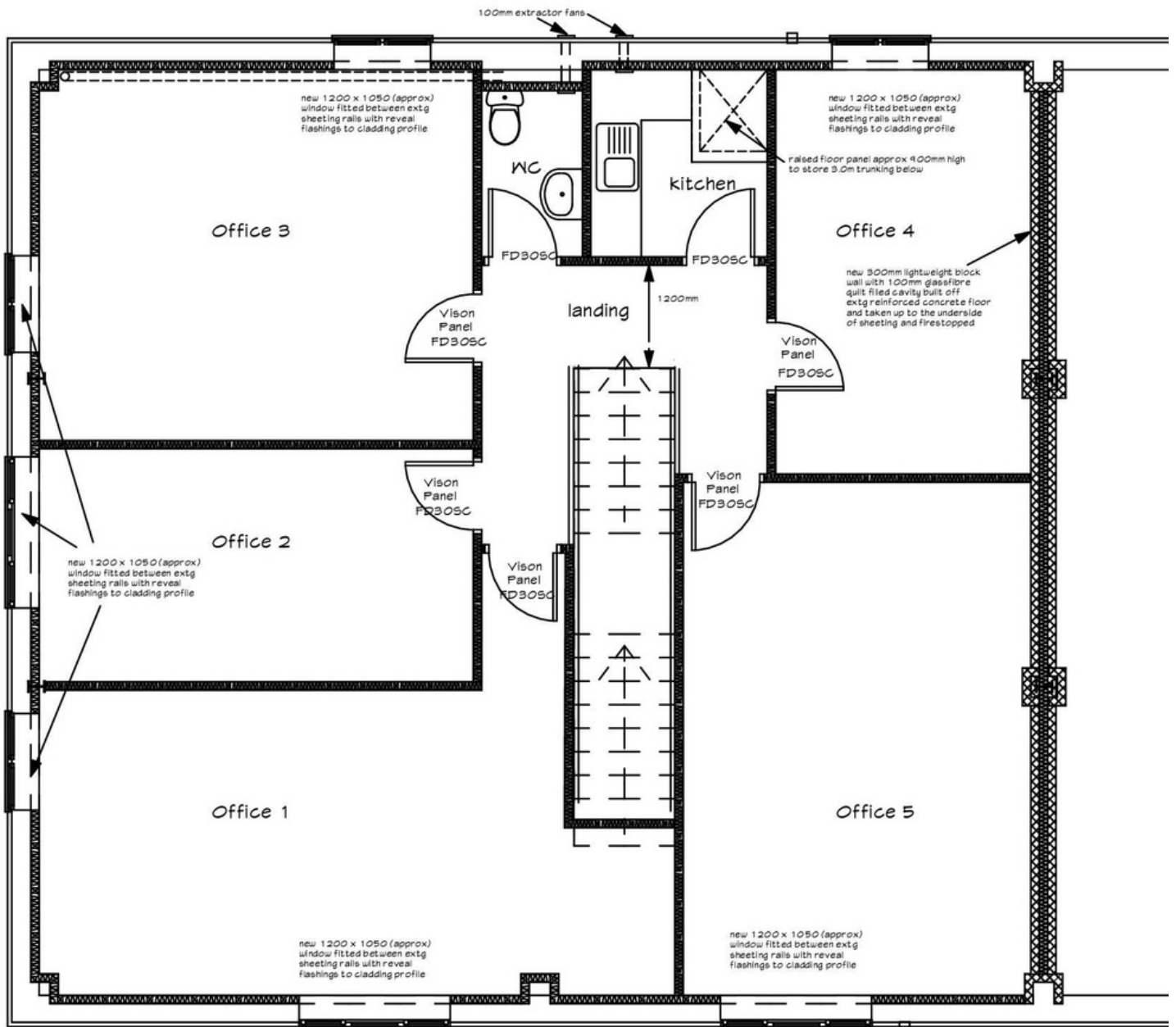


Plant 2 Betula pendula (silver birch) trees. To be half standard and must comply with BS3 936.
 Trees to be staked on windward side and secured with 2no ties.
 Base of planting pit to be broken up to a depth of 150mm, overall pit depth to be 750mm.
 Trees to be planted at nursery depth with slight crown to backfill.

1:100



Indicative Ground Floor Plan
for representation purposes only



Indicative First Floor Plan
for representation purposes only