

BUSINESS UNIT



BRICKYARD ROAD INDUSTRIAL ESTATE BOROUGHBRIDGE, NORTH YORKSHIRE YO51 9NS

- * Versatile Premises
- * Current fit out for dance school or similar
- * Suit variety of businesses (subject to planning)
- * Well established business location
- * Exceptional road connections
- * Close to Boroughbridge town centre

171.93 sq.m. (1,850 sq.ft)

TO LET

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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LOCATION

The property is situated on Brickyard Road Industrial Estate, a modern and popular industrial estate within the Bar Lane industrial area that serves the market town of Boroughbridge and the wider area. It is a well established business location that benefits from very quick access to the A1(M) thereby offering superb road connectivity.

Boroughbridge is a thriving market town which retains strong agricultural connections but which also had a range of new and developing industries for example, from within the distribution, engineering and IT sectors. The town has a growing population which is helping to further reinforce the local economy

There are an extensive range of facilities and amenities particularly in the historic town centre which is within walking distance.

DESCRIPTION

The property comprises 2 units of a terrace of 3 industrial units of steel portal framed construction, which is clad with cavity brick and insulated double skin metal decked walls with an insulated metal skin even pitch roof. The party wall is of solid blockwork construction.

Internally the property is currently combined into one unit and is fitted out in accordance with the most recent use of the property as a dance school. There are a range of features including a sprung floor, full wall mirror and changing rooms. The property could be split back to 2 units (subject to terms).

The property was originally built as industrial units and retains a number of the fittings appropriate for such use, such as sectional shutter loading doors, high bay lighting and 3 phase power.

FLOOR AREA

The property has a gross internal floor area of approximately

171.93 sq.m. (1,850 sq.ft)

Subject to certain letting and status criteria the building may lend itself to being split into 2 units of 85.97 sq m (925 sq ft each) approx.

EXTERNALLY

There is parking and loading to the front of the property and there is a large partially shared concrete laid loading yard.

SERVICES

The property benefits from connections for mains gas, electricity (including 3-phase), water and drainage.

Heating to the property is by way of wall mounted radiators.

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LEASE TERMS

The property is available by way of a new lease for a term of years to be agreed on full repairing and insuring terms. Further details will be provided on request.

The asking rental is £15,000 per annum.

Please contact the agents to make enquiries for the lease terms for individual units.

A premium is required where prospective tenants will make use of the fixtures and fittings.

USE

As described above the property has most recently been used as a dance school which is classified as D2 in the Town and Country Planning Act Use Classes Order. Clearly the property would ideally suit a continuation of such use or something similar, for example fitness centre or martial arts/boxing club. We believe that the property may also suit a return to B1 light industrial use as well as a number of other uses. However this is an opinion only and interested parties must make their own enquiries with Harrogate Borough Council Planning Department.

RATEABLE VALUE

From enquiries made on the VO website it is not certain but we believe the property has a rateable value of £9,600 which will be subject to the business rate in the pound. The rateable value is due to increase next year to £10,000.

VAT

Interested parties should assume that VAT will be applicable to the rental.

EPC (Energy Performance Certificate)

To be provided on request as and when available.

VIEWING AND FURTHER ENQUIRIES

Please contact this office to make further enquiries and please note that all viewings should be carried out by prior appointment with the sole agents.

Subject to contract – 010117



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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