

On behalf of Thomas's of York

COMMERCIAL UNIT
SAWMILL LANE INDUSTRIAL ESTATE
HELMSLEY



A rare opportunity to acquire business premises in the sought-after market town of Helmsley, North Yorkshire

- **SELF-CONTAINED SITE**
- **ESTABLISHED BUSINESS LOCATION**
- **PROMINENT FRONTAGE**
- **PURPOSE-BUILT BUILDING**
- **PROPOSED UPGRADING WORKS**

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.

LOCATION

The property is situated on Sawmill Lane Industrial Estate on the outskirts of the historic and sought-after market town of Helmsley. Helmsley's town centre is within easy walking distance. The Property can be accessed from Station Road.

Helmsley is situated on the A170, which provides a connection between the Yorkshire coast at Scarborough to Thirsk, the A19 and the A1, offering excellent road links.

The town has a well-established and strong economic profile, thanks to highly-regarded employers, such as Thomas the Baker, Bisca, Duncombe Sawmill Limited, Duncombe Park Estate and North York Moors Park Authority.

Sawmill Lane is the main and best-established industrial estate in Helmsley, comprising a wide range of units and occupiers. Plans under the Local Development Framework are in hand for a major extension to the Industrial Estate.

DESCRIPTION

The property comprises a site that is developed at the front with a purpose-built commercial building of brick construction. Internally it is primarily open plan with a side store, partitioned office WC and teapoint. The Landlord is prepared to carry out upgrading works by agreement.

It should be noted that with the exception of a small loading bay, the floor is raised.

FLOOR AREAS

The building provides an approximate gross internal floor area of

302 sq.m. (3,250 sq.ft.)

SERVICES

The site is connected for mains electricity (including 3-phase), water and drainage.

RATEABLE VALUE

To be assessed.

TERMS

We are instructed to offer the property on new effective full repairing and insuring lease for a term and rental to be agreed, subject to internal fit out requirements.

VAT

The rent is subject to VAT at the applicable rate.

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

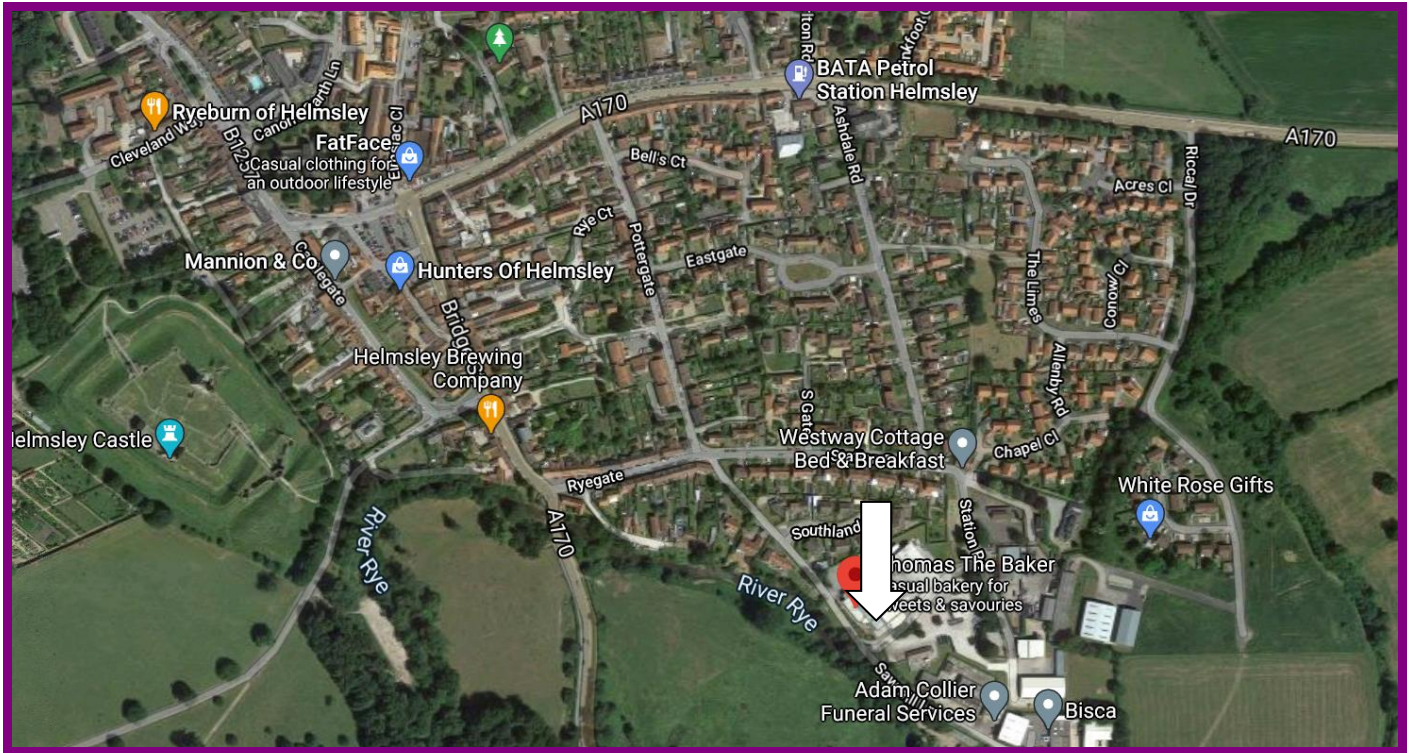
They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

FURTHER ENQUIRIES

We are able to arrange a site visit. Please contact andrew@mcbeathproperty.co.uk or 07725 416002

Subject to Contract 121020rev



MCBEATH PROPERTY CONSULTANCY LIMITED

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

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

MPC



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.