

Barlby, nr York

York YO8 5LE

McBeath
Property Consultancy

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MIXED USE PROPERTY WITH A RANGE OF BUILDINGS

- Highly accessible location on A163 close to A19
- Well positioned for access to York, Selby, M62
- Commercial workspace with offices and stores
- Separate building with apartment, office & showroom
- Managers/Owners cottage
- Versatile property suitable for various uses
- Investment and re-development potential (subject to planning)

FOR SALE

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. Registered in England no. 5419610

LOCATION

The property is situated on Market Weighton Road which forms part of the A163 close to the junction with the main A19 arterial road that connects York to Selby and the M62. York city centre is approximately 12 miles to the north and the attractive village of Barlby is nearby.

The villages to the south of York are sought after for residential property and have a thriving business environment thanks to popular and well-established business parks, for example at Escrick, Selby and Riccall.

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

DESCRIPTION

The property is accessed along an access lane from the main road, leading to a site developed with a range of buildings;

Building 1 – Workshops and Offices

A converted and extended barn that is laid out to provide workshops, showroom, stores and offices. The main building is part single and part 2 storey and is fitted with a number of commercial fittings including concrete floors, insulated cladding, 3 phase power, loading doors, office fitments. Furthermore there is a self-contained office suite within the upper floor. The ground floor reception area has patio doors, there are UPVC double glazed windows, a kitchen/canteen and a number of retained features including exposed brick.

Building 2 – Owners/managers cottage. Living room, 2/3 bedrooms, kitchen and bathroom.

Building 3 – Apartment/Offices/Showroom

To the rear of the main building there is a contemporary detached building set within in its own plot. The property has been built with architectural features over 2 storeys. The ground floor provides a self-contained 2 bedroom apartment with a living room, fitted kitchen, ensuite bathroom and 2nd bathroom and WC. The property has been extended to provide a 2 storey office and showroom with a stunning open plan office and external decked terrace at first floor level, offering wonderful views over the site and to adjoining fields. There is a large garden at the rear.

Building 4 – Leisure/Storage unit (unfinished)

Additionally, there is an outbuilding that was to be a recreation suite with gym and spa-pool. This can be used for storage.

To the front of the site there are 2 terraces of garages and a workshop/store. **N.B. See section below**

In the centre of the site there is an attractive water feature.

DEVELOPMENT PROPOSAL

Planning representations are underway for the redevelopment of the front of the site to provide 6 new detached units which can be made available for sale or to let. The units will range in size from 96 sq m (1,034 sq ft) to 182 sq m (1,958 sq ft). We believe this could be the 1st phase of further developments, subject to planning.

SERVICES

We are advised that the site is connected for mains electricity (including 3 phase) and water. Foul drainage is to mains via an interceptor tank and run-off is to a nearby watercourse. The offices have wall mounted electric heaters. The residential units have central heating radiators.

FLOOR AREAS (approx. to GIA unless otherwise specified, indicative only)

Building 1 – Workshops and Offices	
Reception/Kitchen/Workshop 1	167.18 sq m (1799 sq ft)
Main Workshop 2 –	299.49 sq m (3222 sq ft)
First Floor Offices	182.93 sq m (1968 sq ft)
Second Floor managers office	17.42 sq m (187 sq ft)
First Floor Office suite	41.91 sq m (451 sq ft)
Total -	708.93 sq m (7628 sq ft)

Building 2 – Managers cottage 92.67 sq m (997 sq ft)

Building 3 – Apartment/Offices/Showroom 311.78 sq m (3355 sq ft)

Building 4 – Leisure unit (unfinished) - 85.50 sq m (920 sq ft)

Approximate site area – 2 acres

The site also includes a number of garages and an additional workshop/store.

RATEABLE VALUE

We have made enquiries via the Valuation Office website which suggests that the main building has a rateable value of

£27,000 (2023 List) subject to the uniform business rate in the £ to assess rates payable.

EPC

An EPC will be provided if and as appropriate.

SALE TERMS

Offers are invited for the freehold interest.

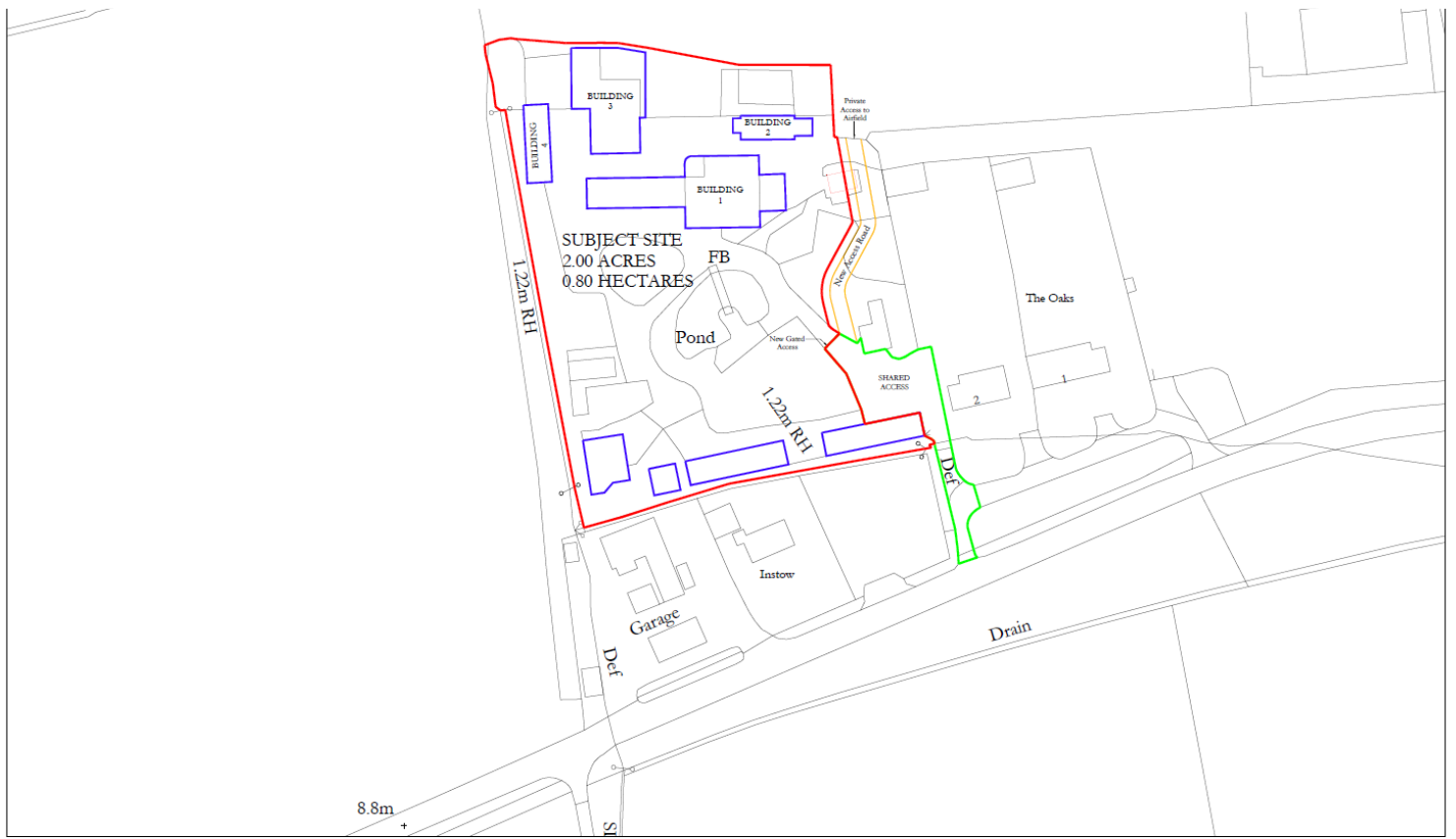
The property is available with vacant possession subject to satisfactory completion of legal procedures and agreed timescales.

VAT

Interested parties must take their own enquiries in this regard.

VIEWING

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929



Plans for Indicative Purposes only - Not to Scale

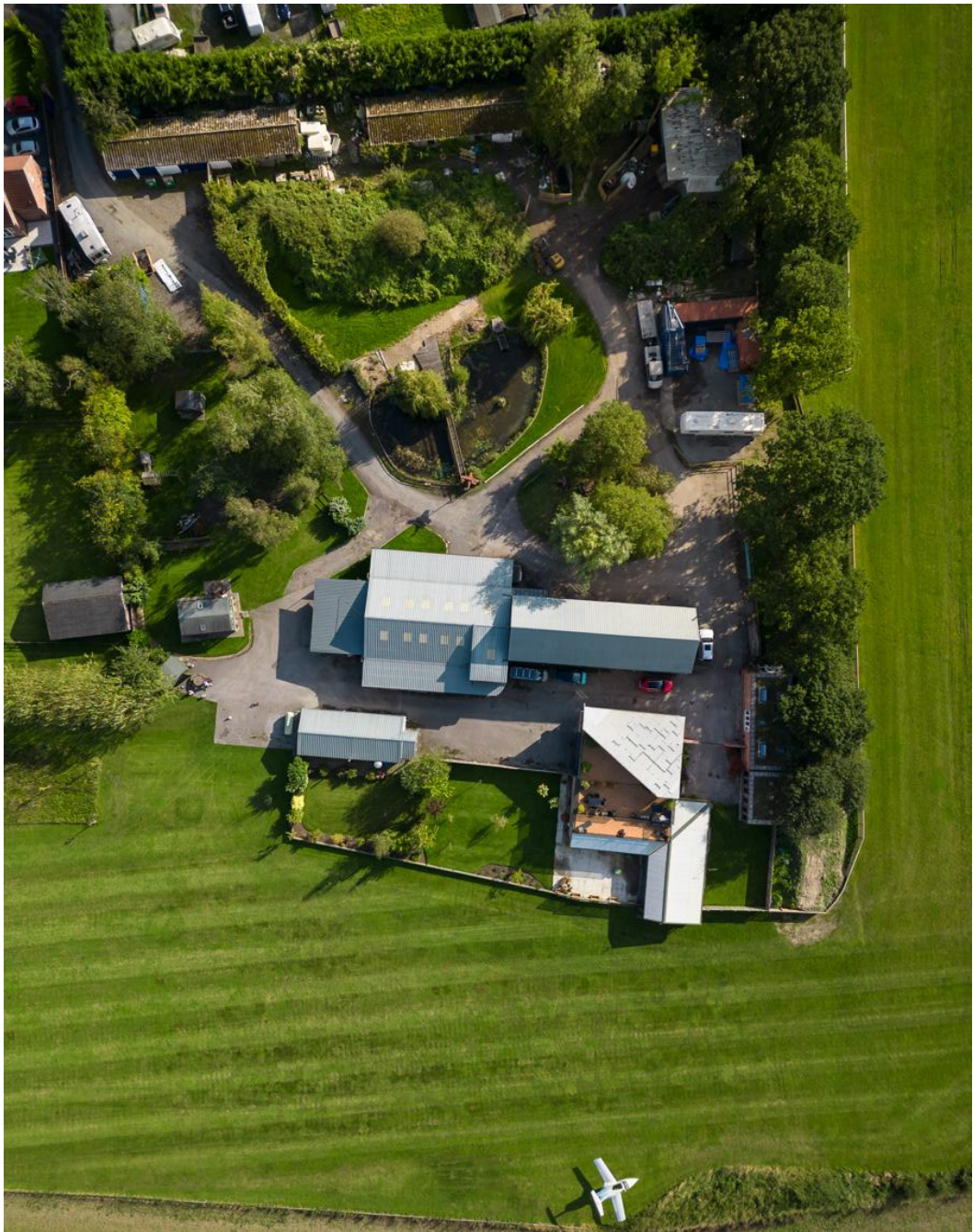


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Location Map



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