

TO LET

SHOWROOM AND STORAGE

YORK ROAD, MALTON, YO17 6TB

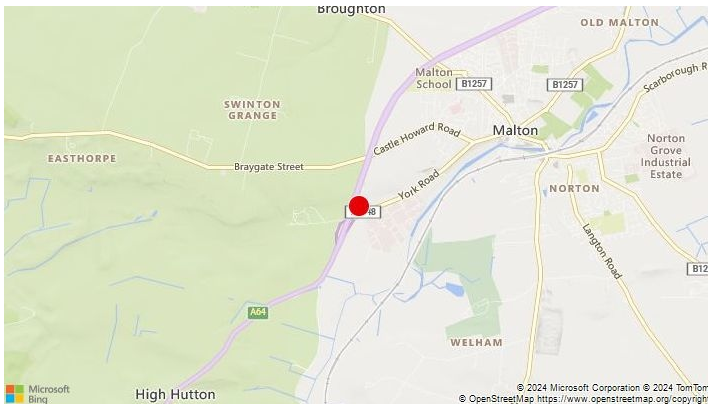
Rent - £13,500 - £100,000

INDUSTRIAL

1,808 - 13,441 sq.ft. (167.96 - 1,248.67 sq.m.)

Property Features

- Warehouse and showroom accommodation
- Prominent roadside location directly off the A64
- Available to let in part or as a whole
- Over 13,000 sq. ft. of space available in total
- Accommodation to suit a variety of businesses with storage or motor showroom requirements



Enquiries

Barry Crux & Company

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Location

The property is located in the town of Malton and is positioned on York Road which forms the main route into the town from the A64 eastbound road which connects Leeds and York with Scarborough.

The property has a wide frontage onto York Road and lies opposite the main industrial/business park in Malton. Therefore, the surrounding area comprises a range of commercial occupiers and is a busy location for industry in the town.

The property is accessed directly off York Road via three separate access points across the frontage of the site.

Description

The property comprises a large site with available space that includes warehouse accommodation and a detached car showroom plus parking facilities and external display areas

The property would suit a range of businesses with motor showroom, storage or associated needs.

The detached former Mini showroom building has a restriction to be used for auto-trade purposes.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Former Workshop and Wash Bay	4,586	426.04
Former Workshop	4,047	375.97
Store	1,808	167.96
Former Mini Showroom	3,000	278.7

Service Charge

The property will be subject to a Service Charge with further information available upon request.

EPC Rating

An Energy Performance Certificate has been produced with a rating of 60 C for the main building and 55 C on the former Mini showroom.

Copies of the EPC's are available for inspection upon request.

Services

We understand that the premises are connected to mains electricity, water and drainage.

Business Rates - 2024/25

New business rate assessments are pending. Further information is available on request.

Terms

The available parts of the property will be let by way of five year lease terms on an effectively full repairing and insuring basis (a service charge will be applicable). The leases will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

The quoting rents (per annum exclusive of VAT) are as follows:

Former Workshop and Wash Bay (rear left hand side): £30,000
Former Workshop (rear right hand side): £26,500
Store (rear centre): £13,500
Former Mini Showroom: £30,000

