

FOR SALE - EXTENSIVE SITE - SHOWROOM, WORKSHOP & HARD SURFACED LAND

MALTON ROAD, YORK,
YO60 7SE

- Site: Approx 3.91 Acres (1.58 Hectares)
- Buildings: Approx 12,104 SQ.FT
- Heavily Trafficked Road Front Location
- Potential Additional Development STP
- Unconditional Offers: Freehold With VP

**malcolm
stuart**
PROPERTY CONSULTANTS



RARE FREEHOLD OPPORTUNITY..... EXTENSIVE SITE & BUILDINGS.....

The site has previously been used as showroom and storage for the retailing of motorhome and caravans as well as associated products.

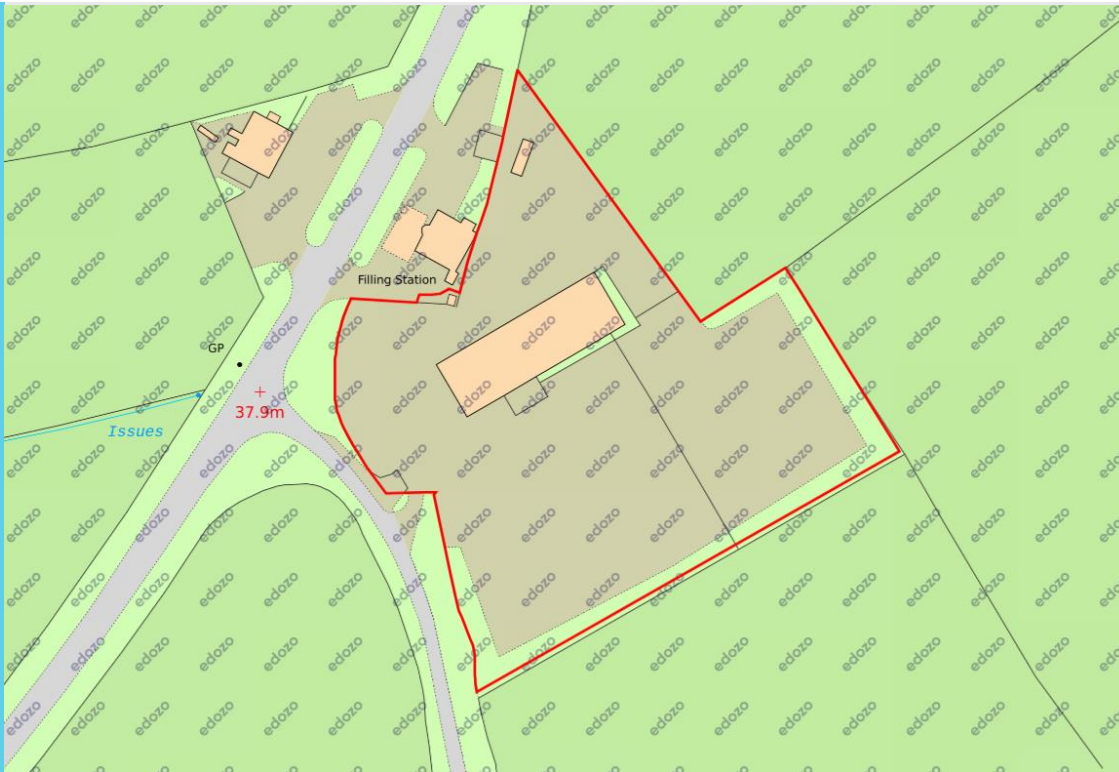
The property comprises a single storey industrial type building which has been converted to provide a front sales area with a garage / workshop and store to the rear.

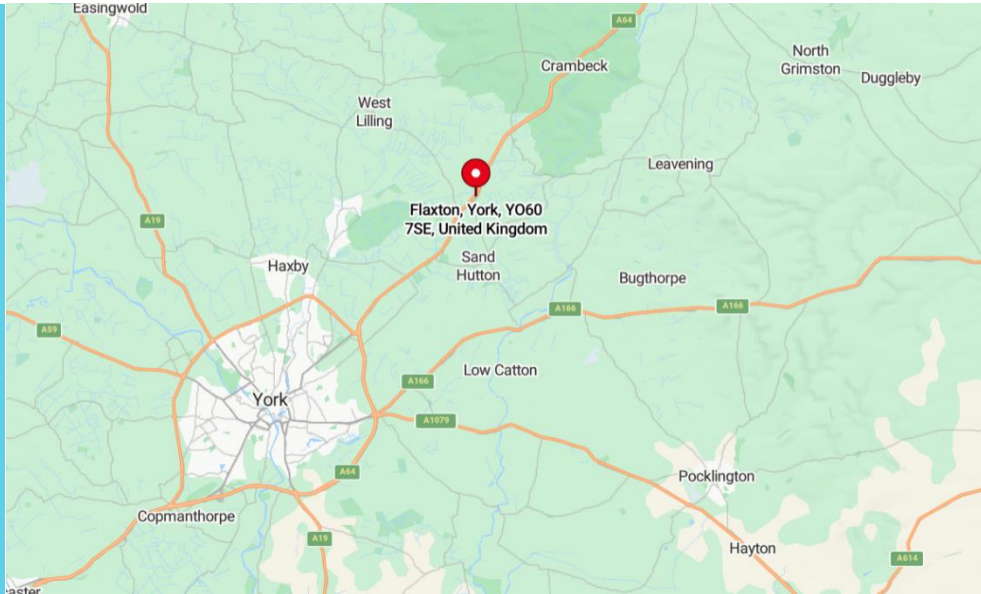
To the front, there is a relatively modern two storey extension which provides an office / sales area to the ground floor, with an apartment and board room to the first floor.

Externally, there are significant areas of surfaced yard utilised previously for vehicle storage and sales.

The site is located next to the heavily trafficked A64 carriageway which runs East to West between Scarborough and Leeds. The site is in a predominantly rural location approximately 8 miles to the northeast of York.

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Accommodation
 GF – Sales / WC / Office
 126SQM / 1,356SQFT

FF – Boardroom / 3-bedroom flat
 126SQM / 1,356SQFT

GF – Retail Area
 532SQM / 5,734SQFT

GF – Garages & Stores
 339.84SQM / 3,658SQFT

BUSINESS RATES - 2023 LIST

Showroom & Premises £67,000
 Uniform Business Rate for 2024/25 is 0.546
 giving rates payable of approximately £36,582

PLANNING

Interested parties are advised to make their own planning enquiries with the local authority: North Yorkshire Council (Ryedale) – 0300 131 2131 / planning.rye@northyorks.co.uk

TERMS

Offers are being invited for the freehold interest with vacant possession.

Please be advised this property is elected for VAT

VIEWING

Sole selling agents (appointment only)
 Malcolm Stuart Property Consultants
 01937 530853
james@malcolm-stuart.com



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared November 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.