

**INDUSTRIAL/TRADE/DEPOT SITE, NORTH LANE,
HUNTINGTON, YORK**

FOR SALE WITH VACANT POSSESSION



**STAPLETON
WATERHOUSE**

Location

The subject property is located to the northeastern side of North Lane, approximately 100m to the west of its junction with the A64 and 3.5 miles to the northeast of York city centre. The property benefits from direct frontage to North Lane and excellent road links to the A64 and A1237 York outer ring road.

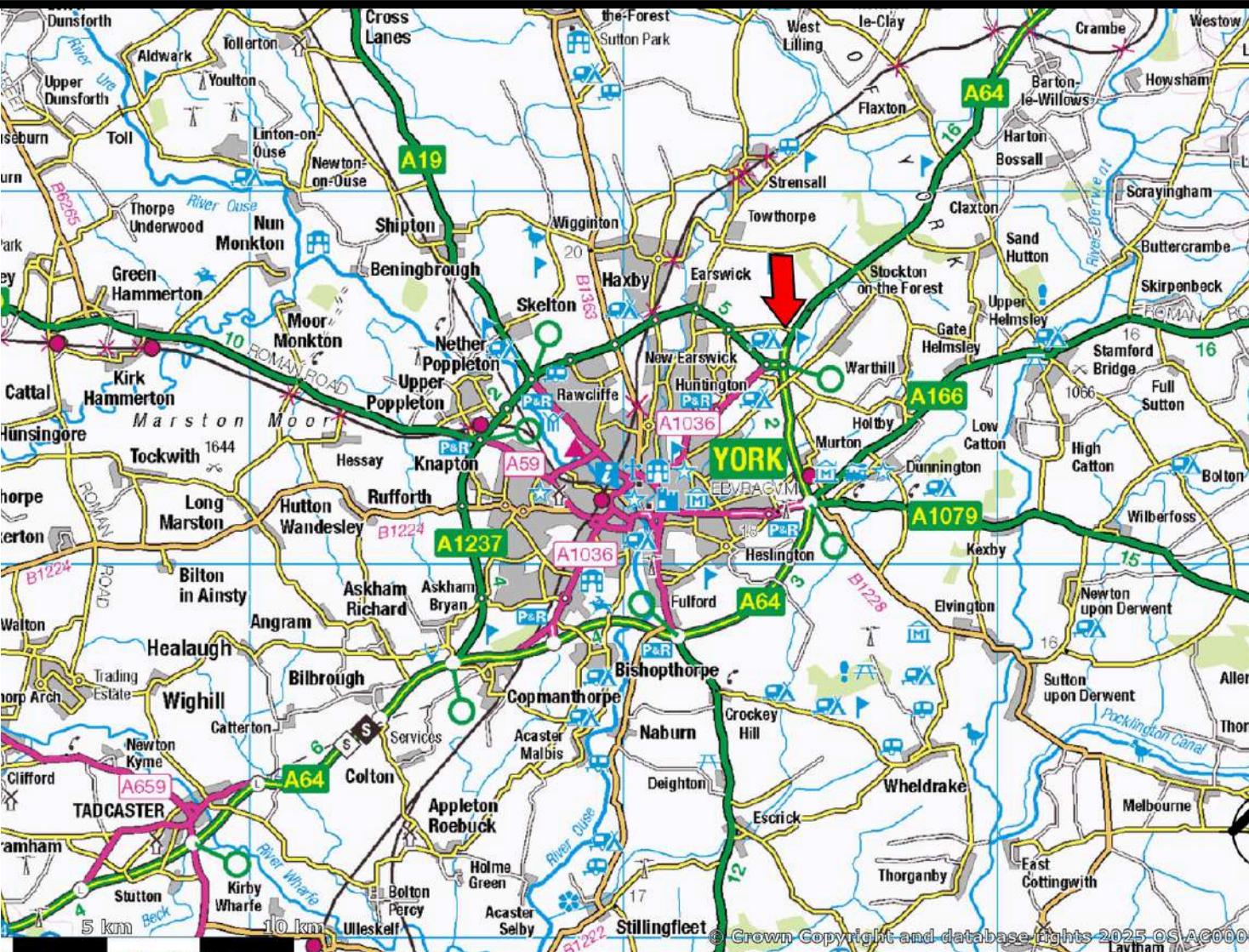
Description

The property provides a site of approximately one acre with a relatively level topography and bounded on all sides by a mixture of timber fencing, hedges and trees.

To the front of the site is a tarmacadam car park area serving a trade showroom with store, machine shop and office. The showroom has a brick façade with large, glazed windows and pedestrian entrance. Internally the showroom provides a concrete floor, a mixture of plaster and painted walls and exposed brickwork, plaster and painted ceiling with surface mounted strip lighting.

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Description Cont

To the rear of the showroom is a stores area and machine shop, again with concrete floors, blockwork walls and strip lighting. A timber office area is also accessed from the showroom. To the northwest of the showroom access to the rear of the site is provided leading to yard and external storage areas, larger workshop and open front barn.

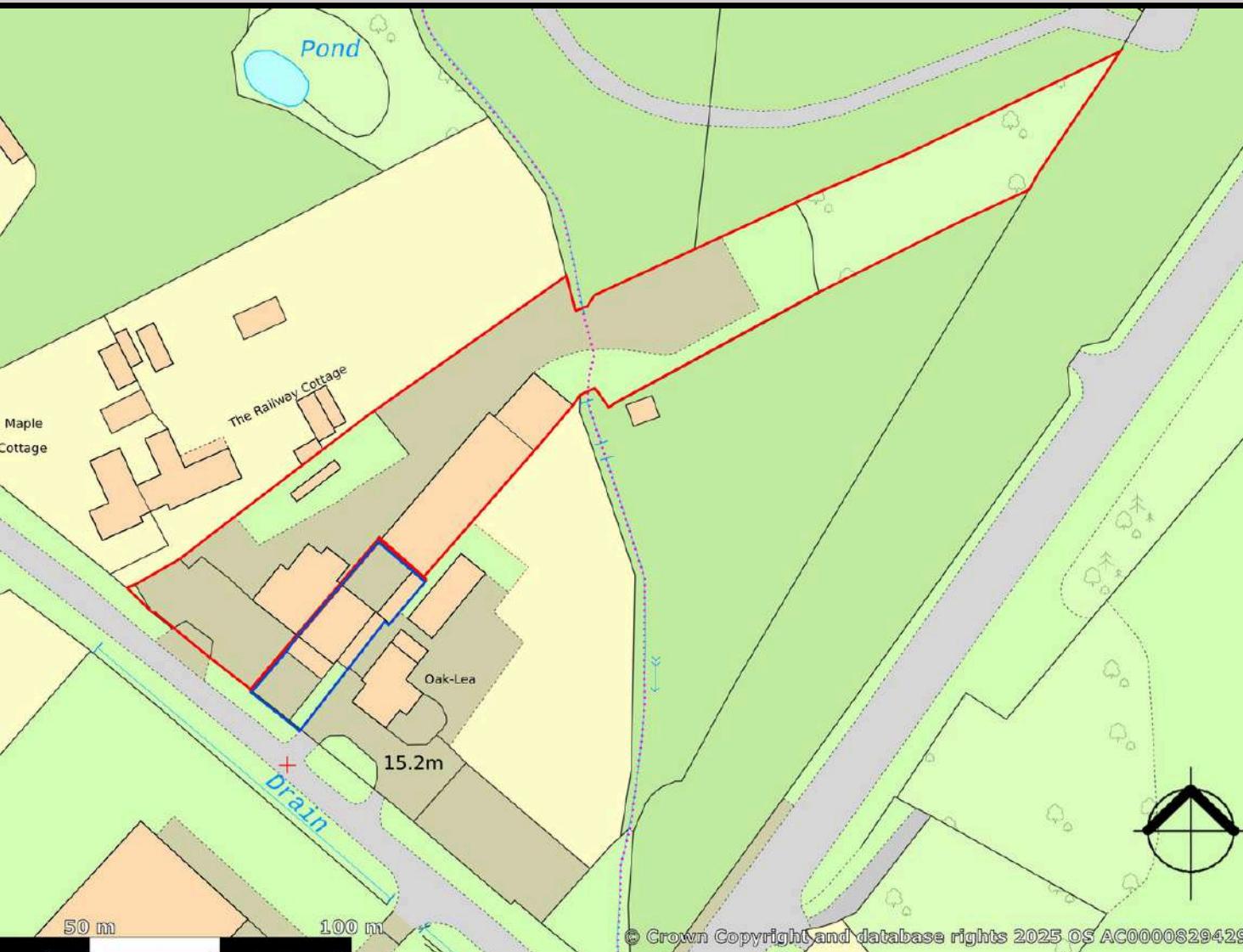
The larger workshop provides a unit of steel portal frame construction with corrugated profile sheet clad elevations under a corrugated profile sheet clad roof, with 3 ground level loading doors within the northwestern elevation. Internally the property provides a concrete floor, open cladding to the elevations and strip lights. To one end is a mezzanine area. The clear height to underside of eaves haunch is 3.25m.

The open front barn provides a steel frame structure with mono pitched roof, profile sheet cladding to 3 elevations, open front and a compacted hardcore/dirt floor.

Along the northwestern boundary and to the rear of the site are open storage yard areas. Beyond the rear yard is approximately 0.23 acres of woodland.

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Accommodation

We have undertaken a full measured inspection and have calculated the following gross internal floor areas:

Showroom	624 sq ft
Stores	307 sq ft
Machine Room	228 sq ft
Timber Office	192 sq ft
Main Workshop	3,470 sq ft
Open Front Barn	1,118 sq ft
Total	5,940 sq ft

Services

Mains electricity and water.

Drainage is by way of a septic tank.

Tenure

Freehold with vacant possession. The area outlined in blue on the plan will be retained by the vendor, appropriate access rights are to be agreed to service this area.

Price

£700,000

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VAT

We understand that the property is not elected for VAT.

Rates

Interested parties are advised to contact City of York Council for further information.

EPC

To be commissioned.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

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Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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