

FOR SALE/
TO LET

17-27 LAYERTHORPE
HEWORTH
YORK
YO31 7UZ

Commercial Premises



12,317 sq ft (1,144 sq m) approximately

- Prominent Location
- Detached unit with dedicated yard
- Close to York Inner Ring Road

DESCRIPTION

The property comprises a detached commercial building comprising a showroom/workshop unit benefitting from the following:

- Dedicated Yard
- On site parking
- Three phase electrical supply
- Offices and staff accommodation
- WC Facilities

LOCATION

The property is located to the east of the city centre on Layerthorpe one of the main routes into York, close to its junction with the inner ring road.

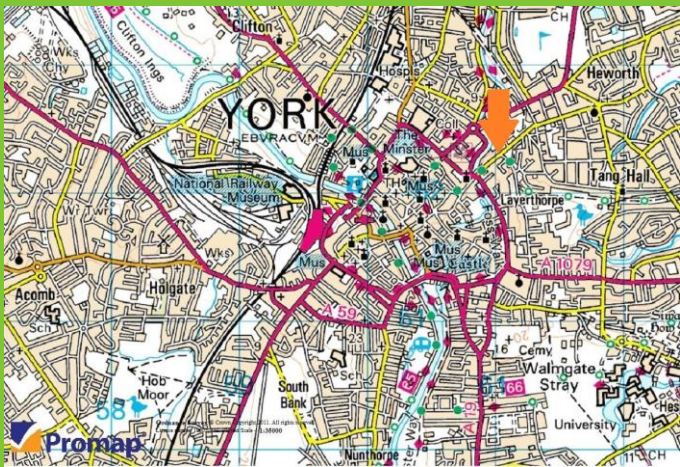
It is well positioned within a popular business location close to showroom and retail operators.

Nearby occupiers include Travelodge, Premier Inn, National Tyres, Halfords, Asda and Morrisons.

ACCOMMODATION

The property provides the following approximate gross internal floor area:

Floor	Description	Sq m	Sq ft
Ground	Showroom	557.15	5,997
	Offices/WC's	80.67	868
	Workshops & Stores	506.55	5,452
	Total	1,144.37	12,317



TERMS

The unit is available either to let on a new full repairing and insuring lease for a term of years to agreed, or alternatively by way of the sale of the freehold.

Rental/price on application.

EPC

The property has an EPC rating of 68 C and a copy is available upon request.

RATEABLE VALUE

The property has a 2023 rateable value of £97,000.

VAT

All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

VIEWINGS

Strictly by appointment with the agents:

Richard Flanagan
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