

FOR SALE

**FABER GARAGE
HALLFIELD ROAD
YORK
YO31 7XD**

Commercial Premises



4,484 sq ft (416.68 sq m) approx.

Suitable for redevelopment

(Subject to planning)

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

DESCRIPTION

The premises comprise a main workshop building of concrete portal frame construction with brick and blockwork elevations and corrugated fibre cement sheet roofing. It has been subsequently extended to the rear and side with steel framed additions, again in brick and blockwork with mono-pitched roofing of profile metal sheet panels, benefitting from the following:

- Dedicated Forecourt
- On site parking
- Three phase electrical supply
- Mains gas supply
- WC Facilities

ACCOMMODATION

The property provides the following approximate gross internal floor area:

Location	Description	Sq m	Sq ft
Main Building	Workshop/Offices/Storage	290.26	3,124
Rear bay	Workshop/Storage	78.54	845
Side Extension	Paint store/Spray Booth	47.88	515
Total		416.68	4,484

LOCATION

The property is situated at the junction of Hallfield Road and Little Hallfield Road, close to James Street approximately 0.6 mile to the east of York city centre.

It is therefore readily accessible to Lawrence Street/Hull Road (A1079) and to the inner ring road (A1036).

The James Street/Hallfield Road area is a well-established business location, which has been much improved following the development of Foss Islands Retail Park and the James Street Link Road. The area has seen development of a variety of commercial and residential uses.

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





TERMS

The unit is available for sale freehold. Offers conditional upon planning for redevelopment will be considered.

Offers over £600,000 exclusive of VAT are invited.

EPC

The property has an EPC rating of 124 E and a copy is available upon request.

RATEABLE VALUE

The property will require reassessment.

VAT

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

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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