# Commercial Premises

### FOR SALE

## FABER GARAGE HALLFIELD ROAD YORK YO31 7XD



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 07740 478634 richard@flanaganjames.com



Flanagan James for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Flanagan James cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars may be subject to VAT in addition; iv) Flanagan James will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Flanagan James has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at October 2025.