

FOR SALE

**UNIT 1 CONCORDE PARK
CLIFTON MOOR
YORK
YO30 4WD**

Commercial Premises



5,055 sq ft (470sq m) approx.
Includes mezzanine of 2,317 sq ft (215 sq m)

**Suitable for variety of uses
(Subject to planning)**

- Well established location
- Prominent unit with dedicated parking
- Close to the A1237 Outer ring road

DESCRIPTION

The property comprises an end of terrace unit constructed of full height brickwork and steel frame with block inner leaf, under a pitched and a hipped roof covered in profiled metal sheet panels.

Internally, Unit 1 Concorde Park has been converted to provide a gymnasium on ground floor and mezzanine above. It benefits from male and female changing rooms, WC's, shower facilities and kitchen accommodation.

Externally the property benefits from dedicated parking plus yard/apron for access to the roller shutter door.

ACCOMMODATION

The property provides the following approximate gross internal floor area:

Location	Description	Sq m	Sq ft
Ground Floor	Open area plus changing, Kitchen & WC's	254.40	2,738
Mezzanine Floor	Gym/training area	215.21	2,317
Total		469.61	5,055

LOCATION

Clifton Moor is considered the premier out of town business location in York, adjacent to the Clifton Moor Retail Park, approximately 2 miles north of the city centre and less than one mile from the York Outer Ring Road (A1237) which provides links to the A64, A59 and A19.

Unit 1 Concorde Park is prominently positioned fronting Amy Johnson way which is accessed from Kettlestring lane.

Clifton Moor is well served by a range of amenities, and nearby occupiers include Travis Perkins, Wickes, Eurocell, Jewsons, MKM Brandon Hire and Tool Station.





TERMS

The unit is available for sale freehold.

Offers over £475,000 exclusive of VAT are invited.

VAT

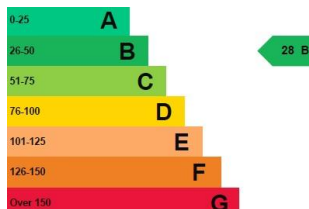
All prices, premiums or rents are quoted exclusive of VAT which will be charged at the prevailing rate, if applicable.

RATEABLE VALUE

The property has a 2026 assessment of £32,500.

EPC

The property has an EPC rating as follows:



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

