

**FOR SALE (MAY LET) – SINGLE LET INVESTMENT OPPORTUNITY
(VACANT POSSESSION POTENTIAL) 4,600 ft²**

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0113 243 1133

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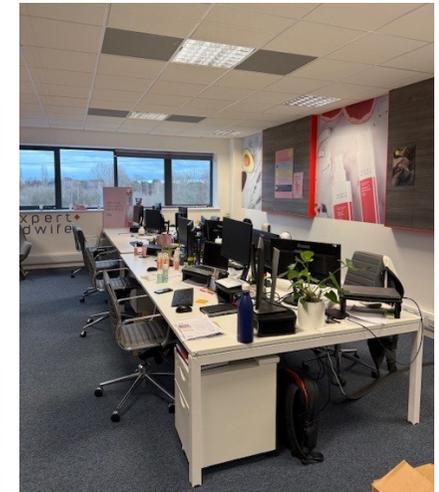
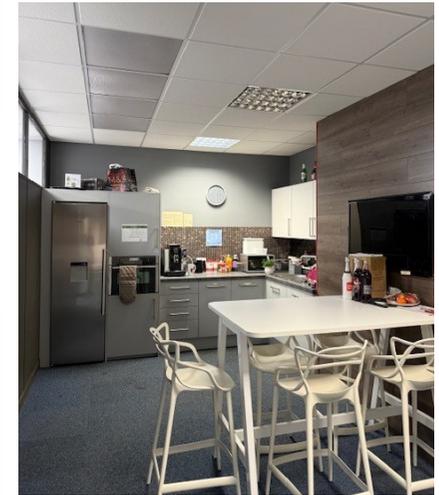
**UNIT 4, STONEACRE, GRIMBALD CRAG CLOSE, ST. JAMES BUSINESS PARK,
KNARESBOROUGH, HG5 8PJ**



- ◇ Purpose built 'hybrid' warehouse with high specification with open plan First Floor offices
- ◇ Established business location on the popular St James Business Park adjacent to the A59
- ◇ Excellent road connections with access to J47 A1(M) in 3 miles & Harrogate Town Centre in 4 miles
- ◇ 9 dedicated car parking spaces
- ◇ Mezzanine potential in warehouse
- ◇ Capable of adaptation for alternative uses (Subject to Planning)

INVESTMENT SUMMARY

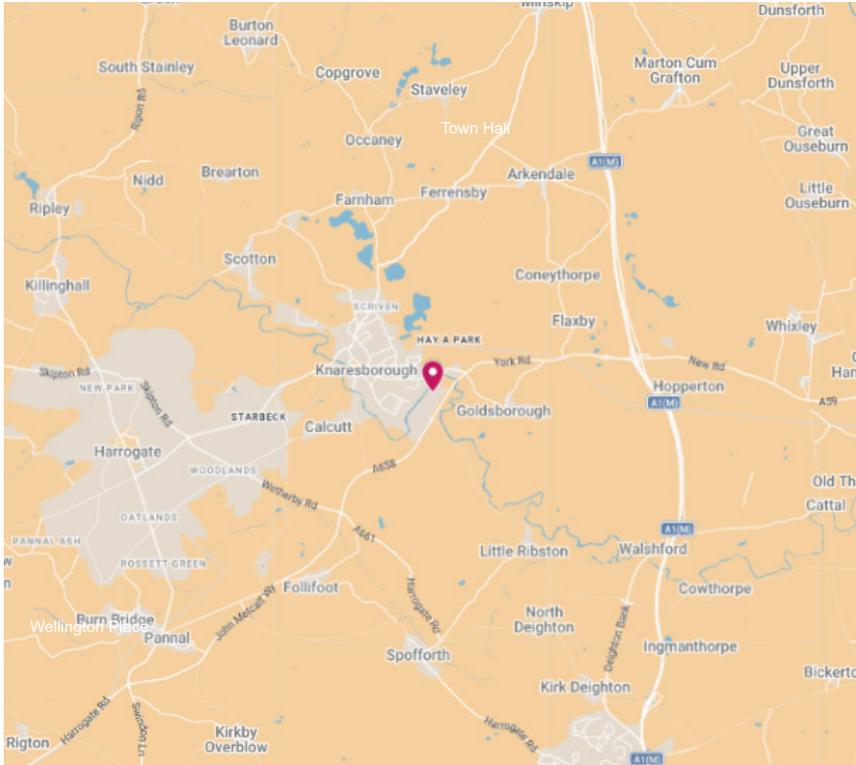
- Single let on a 10-year lease, expiring 28th February 2029 (approx. 3 years unexpired)
- Passing rent £38,400 per annum (£8.35psf)
- Tenant: Natal Angels Limited (09624803) T/A My Expert Midwife
- My Expert Midwife are an award-winning pregnancy and newborn skincare brand which was co-founded in 2017.
- Rent Review not implemented / outstanding from March 2024
- The current tenant has indicated they are looking to vacate at the earliest opportunity – vacant possession can be made available.
- Offers are invited in excess of £550,000 subject to contract and exclusive of VAT.
- A purchase price of £550,000 would reflect a Net Initial Yield of 6.67% and low capital value of £115 per ft². The investment has a potential reversionary yield of 7.97%, based on a potential market rent at £10.00 per ft².



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LOCATION / ACCOMMODATION



Location

- The subject property is situated on the popular 'Stoneacre' scheme at St James Business Park, on the southern periphery of the market town of Knaresborough.
- St James Business Park lies immediately adjacent to the A59 Harrogate to York Road between the affluent areas of Harrogate and Knaresborough in North Yorkshire.
- Stoneacre is situated at the end of Grimbald Crag Close within St James Business Park, which connects with the B6146 Wetherby Road, providing immediate access to the A59.
- Knaresborough Town Centre is located approximately 1 mile to the North whilst Harrogate Town Centre is approximately 4 miles to the West.
- St James Business Park benefits from excellent road communications with the A59 connecting with Junction 47 of the A1 (M) within 3 miles to the east, which in turn provides access to the M1 and M62 Motorways.

Accommodation (GIA)

Use	Sq. M.	Sq. Ft.
Warehouse (GF)	213.66	2,300
Office (FF)	213.66	2,300
Total	427.36	4,600

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PROPERTY DETAILS

Description

- The subject property comprises a two storey 'hybrid' warehouse / office unit built to a high specification in 2008.
- The purpose built unit is of steel portal framework construction with fully horizontal flat insulated profile metal cladding panels, surmounted beneath a shallow pitched roof incorporating a series of anodized aluminium framed double glazed windows at First Floor level.
- The self contained unit offers high quality 'quasi' light industrial / office accommodation ideal for assembly and light industrial operations amongst many other alternatives subject to planning.



Specification

The building benefits from the following specification:

- Suspended tiled ceilings
- LED lighting
- Fully fitted kitchen area
- Male / female / disabled WCs (Ground and First Floor Level)
- Perimeter trunking
- Wall mounted radiators
- Full carpeting
- Existing partitioning in situ
- 4.77m eaves
- Electronic Roller Sutter
- Double glazing
- 9 dedicated car parking spaces



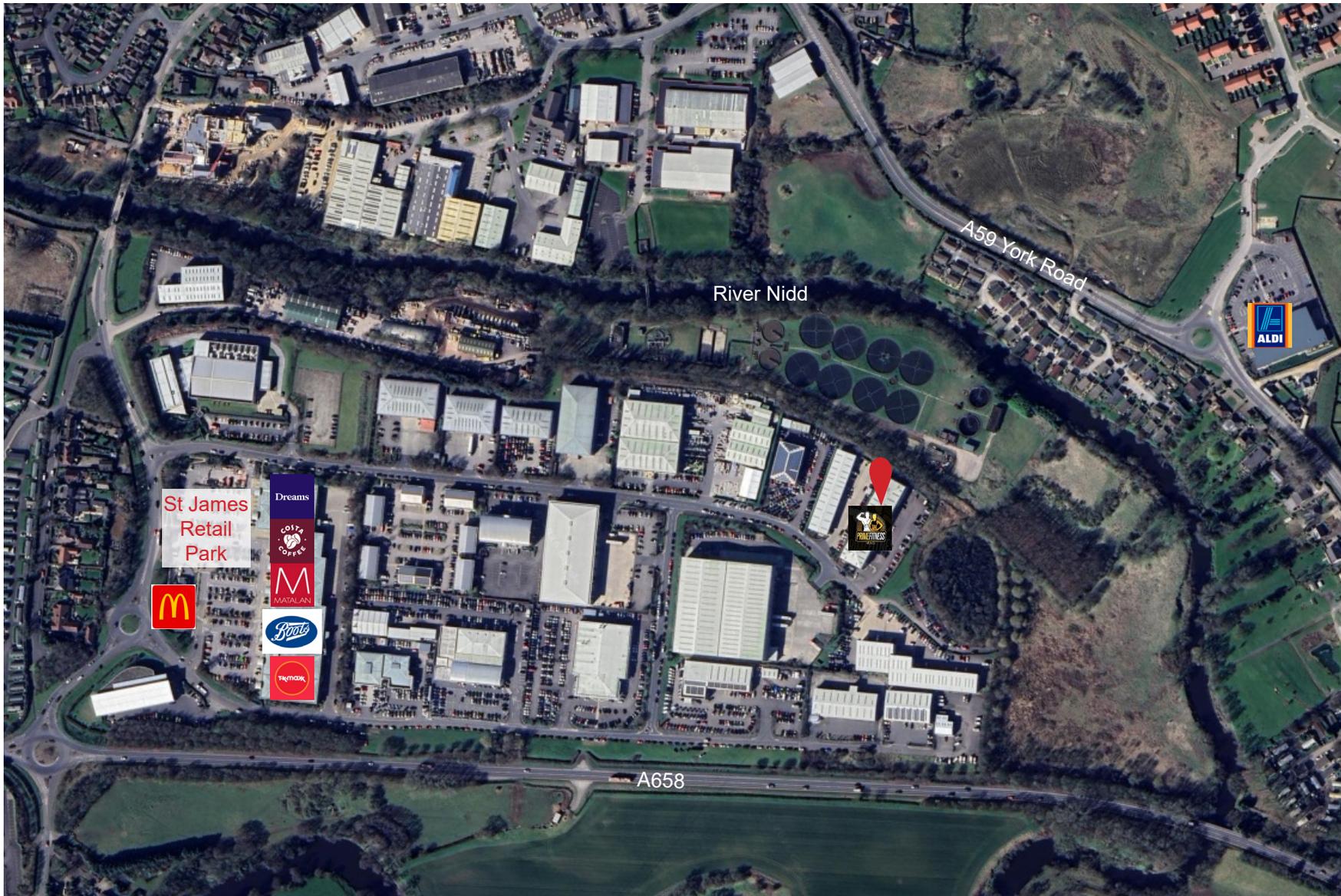
Tenancy Information

Tenant	Natal Angels Limited (09624803) T/A My Expert Midwife
Lease Term	10 years
Lease Start	1st March 2019
Lease End	28th February 2029
Rent	£38,400 per annum (£8.35 psf)
Rent Review	Not implemented/outstanding from March 2024
Other	An informal sublease is in place to Redline Cars, who occupy the ground floor as storage

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LOCAL CONTEXT / AMENITY



UNIT 4, STONEACRE, ST. JAMES BUSINESS PARK, KNARESBOROUGH, HG5 8PJ

Viewing & further information

Please contact the sole selling agents:

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Sale

Guiding offers in excess of

£550,000

subject to contract and exclusive of VAT

A purchase price of £550,000 would reflect a Net Initial Yield of 6.67% and a low capital value of £115 psf – allowing for purchaser's costs.

Lease

A lease proposal will be considered – please contact for further information.

Rateable Value:

Rateable Value 1 April 2023 to present: £34,500; From 1 April 2026: £44,250.

Interested parties are advised to make their own enquiries with the local authority.

Tenure:

Freehold: NYK355287

VAT:

Applicable (available as TOGC)

EPC:

The property's EPC certificate has expired. It is to be reassessed.

Legal Costs

Legal costs - Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared March 2026