



TO LET INDUSTRIAL TRADE COUNTER UNIT

UNITS 1 & 2 SHOWFIELD LANE INDUSTRIAL ESTATE, MALTON YO17 6BT



**Sanderson
Weatherall**



- ## Summary
- Trade Counter/Workshop Premises
 - Size: 2,408 sq ft (223.67 sq m)
 - Rent: £18,000 per annum
 - Car Parking
 - 100% Rates Relief for Qualifying Businesses
 - Subject to Contract

Description

The property comprises a detached industrial unit of steel portal frame construction which is currently split into 2 units, one offering trade counter services (Unit 1) with the other comprising a small warehouse (Unit 2). Both units have separate access but are interconnected.

Unit 1- fitted with a suspended ceiling incorporating LED lighting, together with solid concrete flooring and a double-door entrance served by an electric roller shutter. The unit also benefits from dedicated WC facilities.

Unit 2- comprises a small warehouse with a dual pitched roof incorporating translucent skylights, brick/blockwork elevations and an up and over roller shutter door measuring approximately 2.98m in height and 3m in width. The unit provides a minimum eaves height of 3.11m, with customer parking available to the front elevation.

Both units have the benefit of a 3-phase supply.

Accommodation

Following a measured survey, the property benefits from the following Gross Internal Areas:

Description	sq m	sq ft
GIA	223.67	2,408



Location

Malton is a thriving market town located in North Yorkshire, approximately 19 miles north east of York and 24 miles west of Scarborough. The town benefits from excellent road links, being situated close to the A64, which provides direct access to York, Leeds and the wider motorway network to the west, as well as Scarborough and the east coast. Malton also has strong public transport connections, with a railway station offering regular services to York, Scarborough and onward links to the national rail network.

The subject property is located within Showfield Industrial Estate which is a well established commercial location situated on the northern edge of the town. The estate itself accommodates a range of industrial and trade occupiers, reflecting its reputation as a key employment hub for the town and surrounding area. Other occupiers in the immediate vicinity include Jewson, MKM and Howdens.

Asking Rent/Lease Terms

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £18,000 per annum.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.



Business Rates

Interested parties are advised to make their own investigations with the Local Rating Authority (North Yorkshire Council).

It is our understanding that qualifying businesses will benefit from 100% rates relief, however, interested parties are advised to make their own enquiries. More information is available from North Yorkshire Council.

Energy Performance Certificate (EPC)

An EPC is being commissioned and will be available for inspection shortly.

Anti Money Laundering

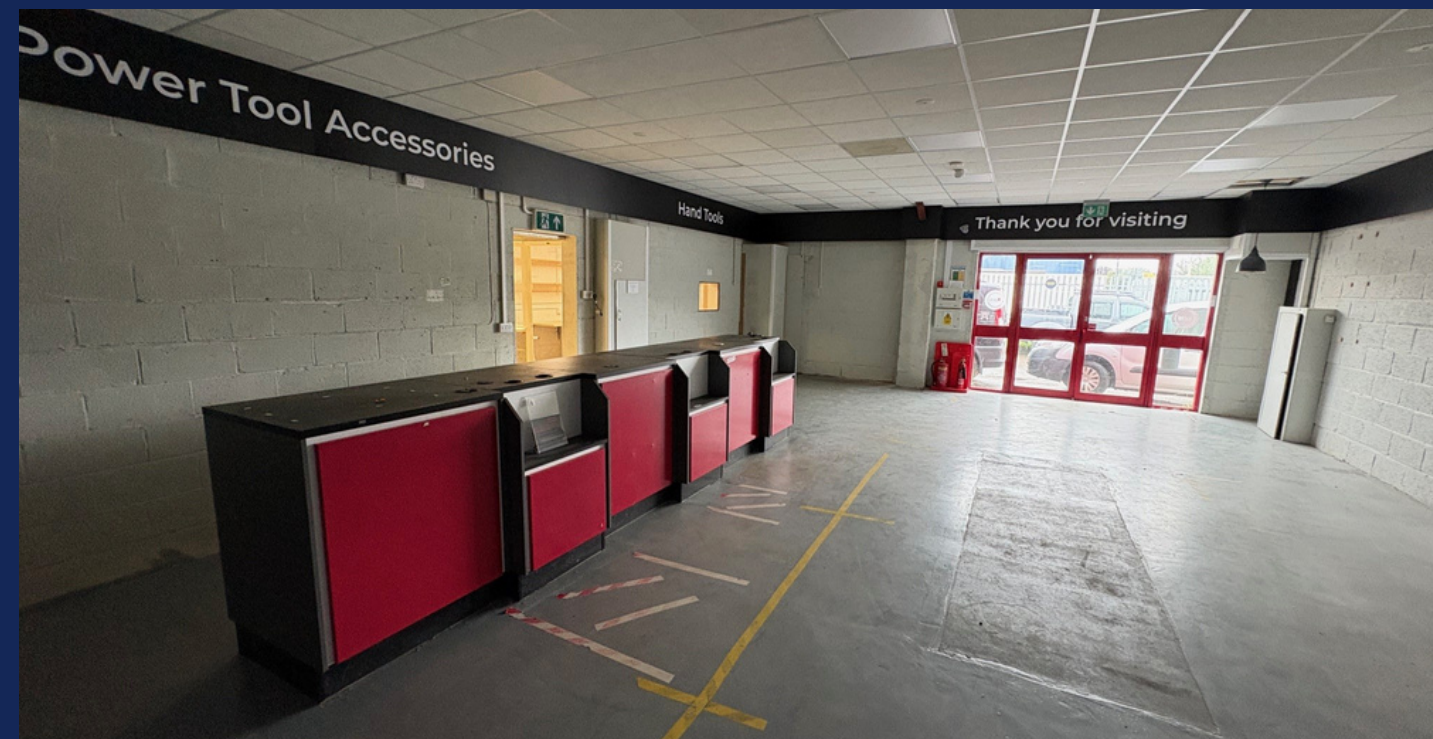
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs incurred in relation to the transaction of the property with any VAT thereon.





Contact

For further information or to arrange a viewing please contact the sole agents:

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