



# MONKS CROSS

## FOR SALE / TO LET

Modern Detached Garage / Workshop and Sales building with rear storage over 2 levels.

**8,480 sq ft / 787.8 sq m gross internal.**

12 Julia Avenue, Monks Cross, York YO32 9JR

## KEY FEATURES

- HIGHLY VISIBLE WITHIN YORK'S PRINCIPAL OUT OF TOWN RETAIL/LEISURE AND COMMERCIAL DISTRICT.
- CURRENTLY USED FOR VEHICLE REPAIRS, STORAGE AND ANCILLARY CAR SALES.
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING.
- FULL APPROVAL FOR RETAIL USE APPROVED MAY 2016 REF 16/00698/FULL & 18/01731/CPU.

## LOCATION

The subject premises are located off Julia Avenue close to its junction with the Jockey Lane roundabout, directly opposite the Monks Cross Shopping Park, approximately 2 miles north east of York city centre. Monks Cross is one of the regions largest retail, leisure and business clusters.

Monks Cross has in excess of 225,000 sq ft of modern office accommodation and is the UK headquarters of the Shepherd Group of Companies and Portakabin on their adjacent 50 acre site. Two major retail shopping destinations in Vangarde Shopping Park (M&S, Next and Go Outdoors) and Monks Cross Retail Park (Primark, Decathlon, TK Maxx etc) together with Rogers of York combine to provide in excess of 750,000 sq ft of retail floorspace. Leisure destinations include a new Cineworld & Imax multi screen, Hollywood Bowl, Puttstars compliment numerous national and regional restaurant outlets. Food supermarkets are represented by Sainsbury, Asda, M&S, Aldi and Lidl.



York Town Centre  
8 min drive



A64 5 min drive



York Station 15 min  
drive

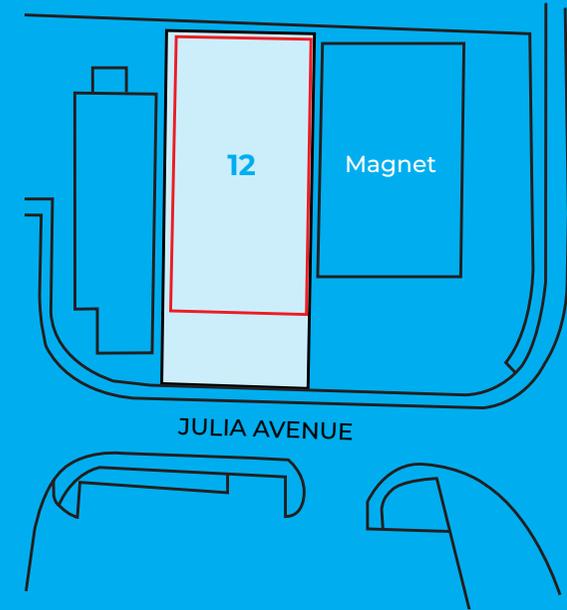


## DESCRIPTION

The property comprises a modern light industrial single span steel portal framed building currently providing internally for workshop type premises with an area designated to car sales and rear storage over 2 levels in a modern extension to the original structure. The building is accessed from a forecourt are currently marked out for a approximately 7 to 8 cars, with a centrally located roller shutter loading door and single pedestrian door to the left hand site leading to a reception and general office with WC facilities. The Workshop space is generally open plan with solid concrete floor and screed finish. A rear internal roller shutter loading door leads to the rear extension which had been fitted with a reinforced full mezzanine level for use as further storage.

## ACCOMMODATION

	sq ft	sq m
Ground Floor	6,480	602.00
Mezzanine Storage	2,000	185.80
<b>TOTAL</b>	<b>8,480</b>	<b>787.80</b>



## SERVICE

Mains water and 3 phase electrics.

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed agreed or alternatively the freehold interest in the building is available. Rental details and price are available upon request.

## BUSINESS RATES

We are advised the current rateable value is £36,500.

## EPC

A copy of the EPC certificate is available upon request.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Carter Towler Limited will be deemed exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal fees.



## FURTHER INFORMATION

For further information and for viewing arrangements please contact the sole agent :



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