



FOR SALE INDUSTRIAL UNIT WITH YARD

FAIRFIELD WAY, STAINSACRE LANE INDUSTRIAL ESTATE, WHITBY YO22 4PU



Sanderson
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Summary

- **Industrial Unit with Yard**
- **Size: 763.02 sq m (8,213 sq ft)**
- **Site Area: 0.381 ha (0.94 acres)**
- **Asking Price: £530,000**
- **Subject to Contract**

Description

The subject property comprises a detached steel frame industrial unit with profile sheet clad elevations under a dual pitched sheet clad roof structure. The property benefits from a small extension to the rear and to the side is a small lean-to structure which was used to store timber.

Internally, the front of the unit is arranged as a typical trade counter with an open plan retail/display area and service counter, with a small manager's office, WC's and staff kitchen. To the rear is an L-shaped warehouse and three separate stores, each accessible by their own roller shutter access door. In addition, there is a mezzanine level to part, with low eaves height, providing additional storage space.

Externally, to the front of the site is an open area of surfaced car parking with 14 dedicated spaces (one of which is a disabled space). To the rear is a large open, concrete/tarmac surfaced yard area, which as described above, nearly half of which, the south eastern corner of the property, is held via lease and at present only accessible by the main freehold site.

Location

The Former Jewson site on Stainsacre Lane occupies a prominent position within Whitby's main industrial area, offering reasonable access to the local population and business base.

Stainsacre Lane Industrial Estate is situated to the south east of Whitby Town Centre, approximately 1.5 miles from the harbour and main retail core. This is Whitby's primary employment area, hosting a mix of light industrial, storage, trade counter and commercial users.

The estate lies directly off Stainsacre Lane (A171), one of the main arterial routes serving the town. The site is well positioned for local logistics and trade related activity, with relatively unconstrained vehicle access, including for light goods vehicles and trade deliveries.

Whitby is a historic seaside town located on the North Yorkshire coast. It is relatively isolated in regional terms, with no large conurbations immediately adjacent. The nearest larger towns are:

- Scarborough – approx. 20 miles south via the A171
- Middlesbrough – approx. 30 miles north west via the A171 and A174
- York – approx. 45 miles south west

The location benefits from a stable local economy and consistent tourism led seasonal uplift, making it valuable for specific industrial occupiers targeting the Whitby, Scarborough and North York Moors catchment.

Accommodation

We understand that the accommodation provides the following gross internal areas:

Description	sq m	sq ft
Trade Counter, Offices & WC's	261.45	2,814
Warehouse	333.60	3,591
Mezzanine	136.04	1,464
Lean-to Store	31.93	344
Total	763.02	8,213

Site Area: 0.381 hectares (0.94 acres)

Asking Price

Offers are invited in the region of £530,000 for the benefit of our clients Freehold interest.

Tenure

The property is held Freehold.

Energy Performance Certificate (EPC)

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

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

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £33,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (North Yorkshire Council).

Planning

The property may be suitable for a range of alternative uses, or indeed full redevelopment, subject to receipt of the relevant planning and freeholder consents required.

Purchasers should make their own enquiries with North Yorkshire Council's planning team as to the future uses of the premises.

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 are to be responsible for their own legal costs incurred throughout any transaction.





Contact

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

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