

Leeming Bar



Leeming Bar Food Enterprise Centre,
Leeming Bar Business Park, DL7 9EE

LEEMING BAR

Darlington 13 miles | York 37 miles miles | Middlesborough 35 miles
*All distances are approximate

LEEMING BAR FOOD UNITS & ANCILLARY LAND

2no Industrial Buildings

12no Light Industrial Units

4.24 acres (1.72 ha)

23,400 sqft (2,174 sqm)

Income producing Car Park





Introduction

We are proud to bring to market this prime industrial land holding forming part of Leeming Bar Business Park, a major employment hub within North Yorkshire. The property is owned by North Yorkshire Council and was constructed by the authority in 2009 to act as an incubator for the specific needs of the food preparation and manufacturing sector. The units have successfully fulfilled their original purpose for the Council and with market dynamics and occupier requirements continue to evolve, the site now presents an opportunity for a purchaser to bring forward a new version for its future.

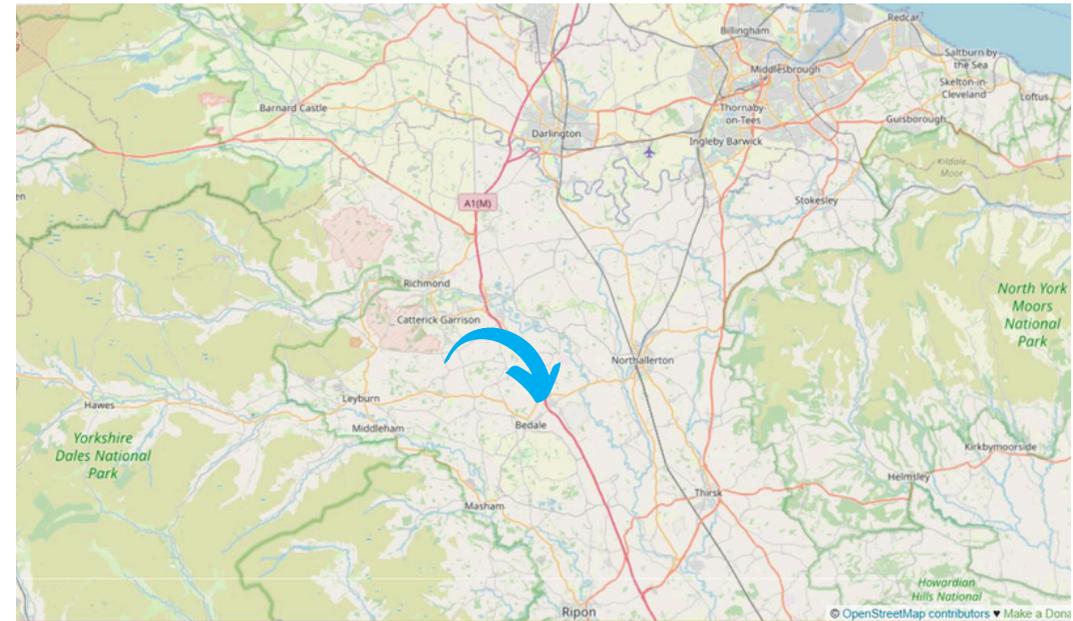
The wider Leeming Bar Estate is accommodated by a number of prominent businesses including Froneri (producers of Fab and Rowntree's Fruit Pastilles ice lollies), Cawingredients, APB, O'Briens and 4 x 4 AT, all of which contribute to a thriving and diverse industrial community. The property presents a rare and valuable opportunity for re-development or re-purposing within one of the region's flagship industrial estates.

Location & Situation

The site is located on the outskirts of Leeming Bar, a small village located in the civil parish of Aiskew and Leeming Bar within North Yorkshire, boasting a population of just 2,820 people (2021 census) The property benefits from excellent connections to a number of key towns and cities.

- **Leeds:** 49 miles (78 km) south
- **York:** 37 miles (59 km) south-east
- **Darlington:** 19 miles (30 km) north
- **Middlesbrough:** 35 miles (56 km) north east
- **Newcastle:** 53 miles (85 km) north

Leeming Bar benefits from excellent transport links. Leases Road adjacent to the site connects to the A684 arterial road providing access to the A1 (M) North and South at Junction 51 within 2 minutes. The A684 also provides access to the East to Northallerton with further linkages to the A19 North and South bound as well as access to Bedale to the West. Leeming Bar has two petrol stations off Junction 51 with showers, evening stay bays and convenience facilities for long-distance drivers. Bus route services to Bedale and Northallerton are located in Leeming Bar village and can be reached on foot in in approximately 16 minutes via a footpath.



Description

The subject property comprises two detached single storey industrial terraces that together provide 12 light industrial units with purpose-built food grade interiors constructed in 2009. The blocks are arranged in a 'back-to-back' layout with a steel frame, part brick plinth cladding at the base and profile steel sheeting to the upper wall sections and pitched roofs. Each unit, except units 1 and 6, has two steel roller shutter doors, separate pedestrian entrance and fire escape. Several units have internal connection doorways to neighbouring units because of modifications by previous tenants, post-completion. There are two non-permanent steel sheet clad storage sheds on site.

Due to rigorous hygiene, safety, ventilation and storage temperature control measures required for food units the internal fit-out of each unit is self-contained from the exterior skin. The buildings exterior skin is comprised of profile steel sheeting, brickwork and glazing whereas the internal fit-out elevations constructed from impervious non-absorbent materials such as PVC and stainless steel.

Externally, there are tarmacadam-surfaced service areas and block paved car parking allocated to each unit, together with associated landscaping.

To the east of the main site is an area of land that is available for additional car parking which is currently rented out and is not utilised by the tenants of the subject property. To the south of the main site lies a balancing pond which is included within the sale.

Unit	sqm	sqft
1	112	1,200
2	279	3,000
3	279	3,000
4	279	3,000
5	279	3,000
6	112	1,200
7	139	1,500
8	139	1,500
9	139	1,500
10	139	1,500
11	139	1,500
12	139	1,500
Total IPMS2 (GIA)	2,174	23,400

*Approximated

Energy Performance Certificates

Non-domestic Energy Performance Certificate (EPC) regulations in England and Wales require privately rented commercial properties to have a minimum EPC rating of E, meaning they cannot be let if they fall below this standard (F or G ratings). This applies to both new tenancies and the continuation of existing leases. Landlords may be exempt if they can demonstrate that recommended energy efficiency improvements have a payback period exceeding 7 years.

Access and Rights of Way

A public rights of way exists, running horizontally (east to west), sandwiched between the main Food Enterprise Centre site (Blue) and the balancing pond site (Yellow) lined and coloured red in the site map on the following page.

Unit	EPC	Valid Until
1	28 B	21 July 2032
2	37 B	21 July 2032
3	37 B	21 July 2032
4	37 B	21 July 2032
5	37 B	21 July 2032
6	37 B	21 July 2032
7	25 A	21 July 2032
8	53 C	24 July 2032
9	43 B	24 July 2032
10	49 B	24 July 2032
11	53 C	24 July 2032
12	35 B	24 July 2032

Car Park Tenancy

The Car Park (Green) is Let at a Headline Rent of £17,500 per annum. Currently holding over via Tenancy at Will. Details available upon request.



Boundaries & Title

It is important to note that not the whole title is available within the demise of the sale, only part (see plan above). The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

The title number relating to this parcel of land is NYK294466. We advise that all interested parties conduct their own assessment of the title.

Services

Mains water, gas, electricity and drainage. Telecommunications are also installed. No tests have been carried out but the service installations are assumed to be of sufficient capacity for their current use, in satisfactory condition and fully compliant with current regulations.

Site

Reference	Description	Acres	sqm
Blue	Food Enterprise Centre	2.27	9,179
Green	Car Park	0.26	1,045
Yellow	Balancing Pond	1.71	6,907
Total		4.24	17,131

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council), July 2025.

Easements, Covenants, & Restrictions

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-agreements, rights of way, covenants and restrictions whether mentioned within these particulars or not.

Business Rates

We advise prospective purchasers to undertake their own searches via the local council's website.

Offer and Procedure

Align Property Partners are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 8th May 2026.

Register your interest via our agents through the contact information provided within this documentation. The agents will provide you with a tender pack with an application document with further instruction.

Note that the envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender.

VAT

The property is subject to VAT and is VAT registered. In the event of the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been formally accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

Legal Costs

The purchaser will be responsible for the Councils reasonable legal fees which will be capped at 2.5% of the Purchase Price + VAT.

Viewings

All viewings are to be arranged by contacting one of the agents below:

Daniel Clinch

Agency Director

07947 990 224

Daniel.Clinch@alignpropertypartners.co.uk

John Routledge

Senior Surveyor

07443 530 922

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