



Bowcliffe

SHORT TERM LET

Yard & Hardstanding
Approx. 1 Acre



Former Service Station
Shipton by Beningbrough
York
YO30 1AB

LOCATION

The former service station is located in the village of Shipton by Beningbrough on the A19 between York and Easingwold. Other occupiers nearby include The Dawnay Arms pub, Hutton Brothers Volvo Specialist garage, Lundia office furniture, Treboom Brewery and Wernick Refurbished Buildings located on Station Lane.

York city centre is approx. 5 miles to the South East of Shipton by Beningbrough with Thirsk being just over 17 miles to the North. The A19 connects to the A1237 York Outer Ring some 3 miles to the South of the site which connects with the A64M and the national motorway network thereafter.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

DESCRIPTION

The site provides a yard and hardstanding with three outbuildings which could be used for storage.

ACCOMMODATION

The site provides approximately 1 Acre of yard area with three outbuildings providing approximately 4,600 sq ft in total.

SERVICES

The site doesn't benefit from any services.

TERMS

The site is available by way of a short-term temporary letting at a rental of £15,000 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The site is not listed on the Valuation Office Agency website so any temporary letting may need to be assessed.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting agents, Bowcliffe:

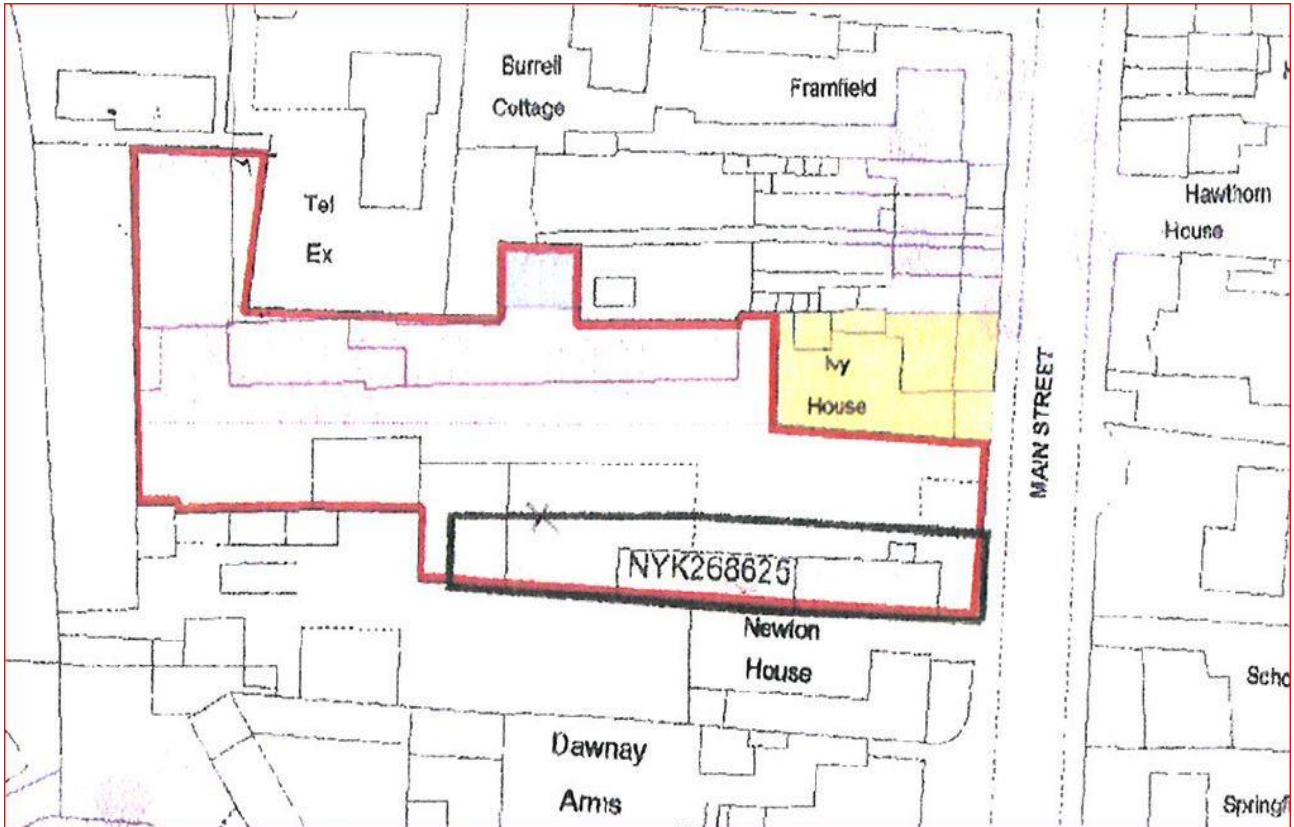
Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

Subject to Contract



The temporary letting excludes the area as outlined in black with the Title number NYK268625.

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.