

Plews Way, The Olive Grove, Northallerton

£25,000

Stephensons
commercial

Plews Way, Northallerton DL7 9UG

£25,000

Est. 1871

The property is located on the popular Leeming Bar Industrial Estate with good access to the A1 (M).

490m2 / 5,271 sq ft of accommodation.

Good sized external yard.

Location
The property is located on the popular and well-established Olive Grove Industrial Estate in Leeming Bar.

The estate benefits from excellent road transport communications via the nearby A1 (M).

Nearby is a gymnasium, children's soft play center, joinery business, fuel distributors and padel courts.

Description
The property forms a warehouse which is open plan with a toilet block included. It benefits from a large, secure yard area externally.

It was previously used for the storage and distribution of dried food products.

Internally, it benefits from a concrete floor. Goods access is via a roller shutter door. Pedestrian access doors are also provided.

The property benefits from a clear eaves height of approximately 3-3.5m, rising to approximately 5.5-6m at the center of the apex.

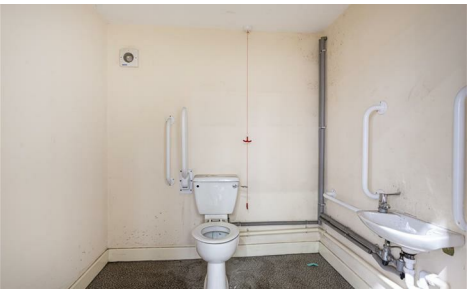
Accommodation
The property extends to a gross internal area (gia) of approximately 490m2 / 5,271 sq ft.















Planning
We believe that the property benefits for an established use for storage and distribution purposes.

Potential occupiers looking towards alternative uses are advised to make their own enquiries with North Yorkshire Council's planning department.

Rating
The property has a rateable value of £28,000. This will be subject to the Uniform Business Rate (UBR). The in-going tenant will be responsible for the payment of business rates under the terms of their lease.

EPC
We do not believe that an EPC is required as there is no fixed heating and the property is used for storage and distribution purposes.

Terms
The property is available to let for a terms of years to be agreed on an effective full repairing basis.

The Landlord levies a small service charge in respect of fire equipment and roller shutter door maintenance, This is presently £1,000 pa and is payable in addition to the rent.

The in-going Tenant will be responsible for the payment of business rates, water and electricity charges.

Rent
£25,000 per annum.

Viewings/Further Information
Please contact James Reynolds on 07894697729.

AML Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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The Olive Grove, Plews Way, Leeming Bar, Northallerton, DL7 9UG



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 5271 SQ FT / 489.69 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5271 SQ FT / 489.69 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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