

FOR SALE

WORKSHOP & OFFICES

HAG LANE, THOLTHORPE, YORK, YO61 1ST

**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £525,000

Commercial Investment
8,635 sq.ft. (802.19 sq.m.)

Property Features

- Freehold Commercial Property Investment
- Located between York and Thirsk, approximately 3 miles from the A19
- Detached Workshop and Office Building with Yard and Parking
- Lease expires on 31 July 2025
- Rent of £33,600 per annum



Enquiries

Barry Crux & Company

01904 659990

admin@barrycrux.co.uk

Location

The property is located in the village of Tholthorpe, approximately 12 miles north of York and 10 mile south of Thirsk. The A19 is the dominant route in the area and access to this is around three miles north east of the village.

Description

The property comprises a detached workshop and office building within a partly fenced site.

The accommodation provides an entrance hall, meeting room and open plan office to the front, connecting to kitchen and toilet facilities. Beyond this is workshop space with a roller shutter loading door onto a side yard. There is parking on site.

The site extends to an area of approximately 0.62 acres.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Offices and Facilities	3,821	354.97
Workshop	2,009	186.64
Mezzanine	2,805	260.58

Service Charge

There is no service charge implemented on this property.

EPC Rating

An EPC has been commissioned and will be available in due course.

Services

We believe that mains electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Local Authority

Hambleton

Business Rates - 2024/25

RATEABLE VALUE	RATES PAYABLE
£20,750	£10,354.25

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

The property is currently leased for a term of 2 years from 1 August 2023 on a full repairing and insuring basis at a rent of £33,600 per annum. The lease is excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

