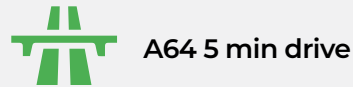


KEY FEATURES



- **WITHIN THE HEART OF YORK'S PRINCIPAL OUT OF TOWN RETAIL/LEISURE AND COMMERCIAL DISTRICT.**
- **SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING.**
- **THE PROPERTY HAS BEEN USED FOR RETAIL SALES OF NURSERY & BABY GOODS FOR THE LAST 22 YEARS.**

ACCOMMODATION

Ground floor showroom, sales and storage combined
4,315 sq ft / 400.87 sq m

Mezzanine level
1,265 sq ft / 117.52 sq m

TOTAL
5,580 sq ft / 518.40 sq m

SITUATION

The subject premises are located off Kathryn Avenue, Monks Cross, approximately 2 miles north east of York city centre and directly adjacent to the new £40 Million LENR Community Stadium & Leisure project which was completed in 2020. Monks Cross is one of the regions largest retail, leisure and business clusters.

Monks Cross has in excess of 225,000 sq ft of modern office accommodation and is the UK headquarters of the Shepherd Group of Companies and Portakabin on their adjacent 50 acre site. Two major retail shopping destinations in Vangarde Shopping Park (M&S, Next and Go Outdoors) and Monks Cross Retail Park (Primark, Decathlon, TK Maxx etc) together with Rogers of York combine to provide in excess of 750,000 sq ft of retail floorspace. Leisure destinations include a new Cineworld & Imax multi screen, Hollywood Bowl, Puttstars compliment numerous national and regional restaurant outlets. Food supermarkets are represented by Sainsbury, Asda, M&S, Aldi and Lidl.

LOCATION

Situated in the heart of the UK, York is an attractive vibrant and internationally renowned city considered to be one of the most desirable locations to live, visit and do business. The City is located approximately 25 miles north east of Leeds, 21 miles east of Harrogate and 210 miles north of London.

York benefits from excellent communication links with the city's ring road, the A64 connecting to the A1(M) and provides access to the national motorway via the M62 and M18. As a national rail hub on the east coast main line, York benefits from direct services to London Kings Cross (1 hour 48 minutes), Leeds (21 minutes), Manchester 1 hour 18 minutes) and Edinburgh (2 hours 24 minutes).



DESCRIPTION

The property comprises a detached steel portal framed warehouse building with a mixture of profile sheet metal cladding and part cavity brickwork to the lower sections under a single pitched profile sheet roof structure with integrated translucent panels to an eaves height of 4.5 m.

A new extension was added to the building in 2008 comprising full height storage accessed via covered canopy and up and over roller shutter loading door to the left hand side of the building.

Externally the building is served by a large yard / customer parking area to the front of the building.

Internally the building comprises, from the front elevation, a single storey showroom with suspended ceiling, recessed lighting and comfort cooling leading to the rear full height retail sales and display area and staff and customer W/C facilities. Double doors lead to the rear full height extension currently racked out for the storage of stock.

A mezzanine level for storage and further display area has been added which includes a small partitioned office.



SERVICE

Mains water and 3 phase electrics.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £55,000 per annum exclusive.

BUSINESS RATES

We are advised the current rateable value is £31,250.

EPC

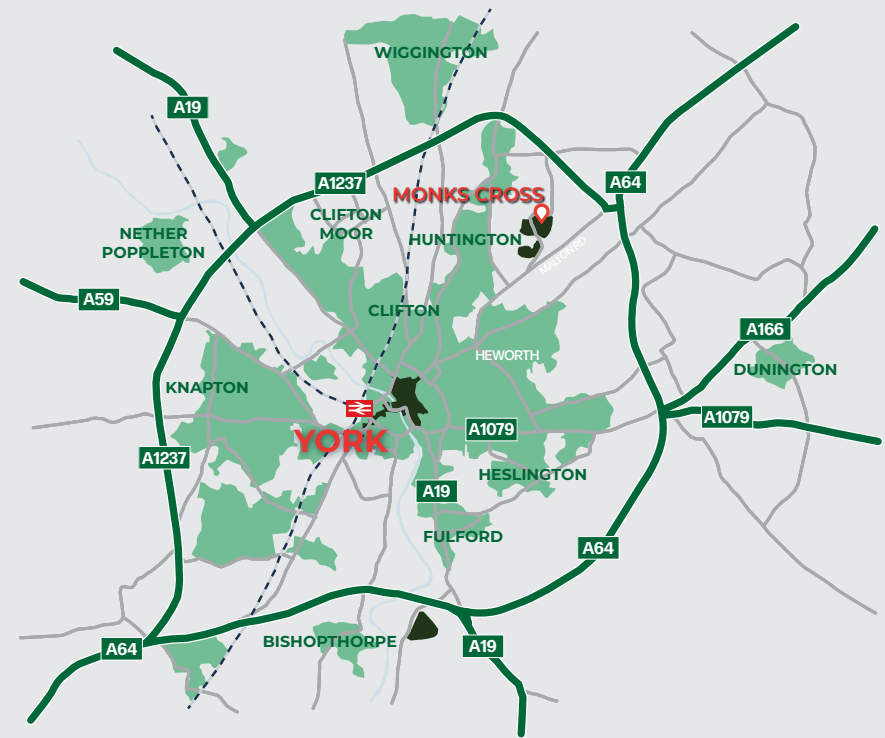
A copy of the EPC certificate is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Carter Towler Limited will be deemed exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal fees.



FURTHER INFORMATION

For further information and for viewing arrangements please contact the sole agent :



Miles Lawrence

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07711 868 336

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Tower House Business centre,
Fishergate, York YO10 4UA

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