



UNIT 5 - MILLSTONE YARD MAIN STREET SHIPTON BY BENINGBROUGH YO30 1AA

- ◆ A recently refurbished, comfort cooled first floor office suite of approx. 585 sq.ft. (54.34 sq.m.).
- ◆ A chance to join other Businesses in this popular complex in a mainly rural setting, just off the Village's Main Street (A19).
- ◆ Unit 5 has a very impressive Energy Rating of 'B' (28) - certificate valid until 30.07.2033. Ample on site parking exists at Millstone Yard.
- ◆ Monthly rental includes the usual utilities during normal office hours, cleaning of common parts and external windows, etc.
- ◆ Within what most would regard as easy reach of the northern route of York's outer ring-road (at the A1237/A19 junction).
- ◆ New lease at **£695/p.c.m.** (excl. of rates*) + VAT. Security of tenure provisions will not apply to the letting by mutual agreement.

AVAILABLE ON A NEW LEASE - SMALL BUSINESS UNIT
VIEWING BY PRIOR APPOINTMENT

PHOTOGRAPHS



Ground Floor Foyer



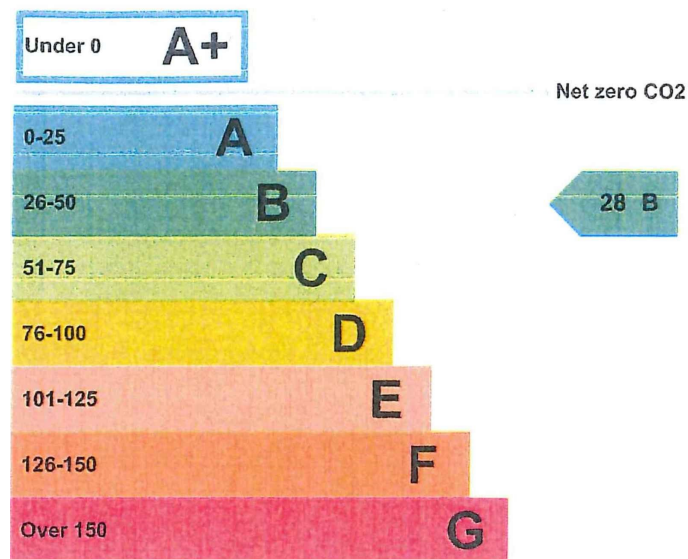
First Floor Office Suite

BUSINESS RATES

*Unit 5 is currently assessed within a larger a ground floor unit for the purposes of Business Rates; an application will be made to restore the separate assessment. If the premises are a Tenants only property in business use and have a Rateable Value of less than £12,000, small business rate relief may be available. However, enquiries on this subject must be directed to North Yorkshire County Council on Tel: 0300 131 2131.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full Energy Performance Certificate for the property is available on request or from the central database - find-energy-certificate.service.gov.uk. A copy of the energy rating and score is shown below.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

INSPECTION APPOINTMENTS

Arrangements to visit Millstone Yard and inspect the property can be made using E: enquiries@blacksproperty.com or T: 01904-679733

IMPORTANT NOTICE

These particulars and photographs are provided subject to the following terms:- **1.** They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract. **2.** Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the Vendors or Lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the adequacy, efficiency or condition. **3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive.** **4.** Dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Personal inspection, enquiry, and the taking of independent advice is imperative before a contract is entered into. **5.** Current availability of this property should be checked before traveling to view.

Details revised 30-10-25