

lot 54

Former Food Storage Depot, Victoria Avenue
Sowerby, Thirsk, North Yorkshire YO7 1QY

Vacant Possession (1)

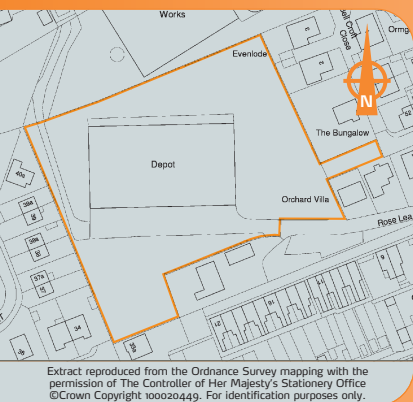
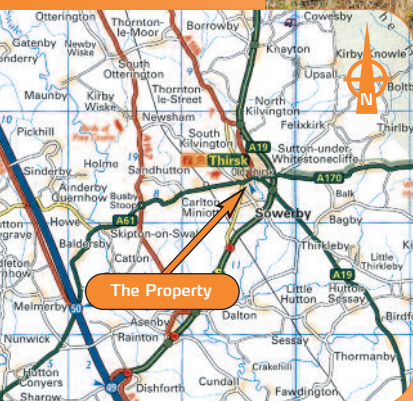
Freehold Industrial/Redevelopment Opportunity

- Approximately 2,376.35 sq m (25,579 sq ft) on a site area of 0.98 hectares (2.43 acres)
- Low Site Coverage of approximately 24%

- Residential Development Potential (subject to consents)
- Historic Market Town Location



On behalf of



Location

Miles: 22 miles north-east of Harrogate
23 miles north-east of York
38 miles north of Leeds

Roads: A19, A61, A170, A1(M) (Junctions 49 & 50)

Rail: Thirsk Railway Station

Air: Leeds Bradford Airport

Situation

Sowerby is a largely residential southern suburb of the historic market town of Thirsk. Thirsk is situated at the intersection of the A19 and A61 between the Yorkshire Moors and Yorkshire Dales. The property is situated immediately to the west of Victoria Avenue and Melbourne Place, a primarily residential location, a short distance from the town centre and Thirsk Racecourse.

Description

The property, a former food storage depot, comprises a site of approximately 0.98 hectares (2.43 acres) upon which is built a

substantial warehouse of approximately 2,376.35 sq m (25,579 sq ft), providing a site coverage of 24%. There is an electricity sub-station on site.

Planning

The property may be suitable for residential redevelopment, subject to necessary consents. Hambleton District Council Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU
Tel: 01609 779 977.
Email: info@hambleton.gov.uk

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Industrial	2,376.35 sq m (25,579 sq ft)	VACANT POSSESSION (1)
Totals		2,376.35 sq m (25,579 sq ft)	

(1) Vacant possession save in relation to electricity substation lease, garden licence and car parking licences. There is an electricity sub-station on site let to Northern Electric plc for a term of 60 years from 23/12/1992 until 2052 at a current rent reserved of £80 p.a.x. The landlord has the right to request that the cables are relocated if they interfere with any proposed works. Part of the property is used as a garden over which 2 individual residents that adjoin the property each have a licence which have a mutual rolling option to determine at 1 month's notice. The licence fee is £100 per annum. Part of the property is also used as a car park over which 8 individual residents that adjoin the property each have a licence which have mutual rolling options to determine at 28 days' notice.

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
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See: **www.acuitus.co.uk** for further details

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