

YORK

MAIN STREET, FULFORD YO10 4PJ

McBeath
Property Consultancy

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Rare Character Property Opportunity

- Sought after location In Fulford Village
- Close to Designer Outlet Centre
- Excellent road access to A64 Ring Road and regional network
- Self contained former chapel building
- Excellent high specification commercial finish
- Mezzanine space
- Close to local amenities including shops, post office, schools

TO LET or FOR SALE

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

Location

The property is situated with frontage to Main Street Fulford. Fulford is situated approximately 2 miles south of York city centre. Main Street forms part of the A19 arterial road link between the A64 southern by-pass and York city centre.

The shops and services of Fulford Village are within easy walking distance of the property and the extensive facilities of York city centre are a short drive away and are easily reached by bus. The Fulford village area in general is attractive and is considered to be one of the more sought after locations of the city from a residential point of view, particularly for commuters given its proximity to the A64. Furthermore it has highly regarded primary and secondary schools and a good range of local shops, amenities and other businesses.

The McArthur Glen Designer Outlet Centre which is a very popular out of town shopping centre is within walking or a short drives distance.

Yorks rail and bus services provide excellent quick connections locally and to the rest of the region and UK generally. London can be reached in less than 2 hours and Edinburgh in less than 2½ hours. There are a number of park and ride facilities that surround the city with easy access from the A64 by-pass and North York Ring Road.

Description

The property is of traditional brick construction, with a pitched slate clad roof, and comprises a superb converted former chapel building that retains a number of its original character features combined with a high quality internal office fit out.

Internally the property has been fitted out to a very good standard including the installation of mezzanine floors. There have been a number of modern commercial features incorporated into the design including;

- Air conditioning
- Gas central heating
- Secondary glazing
- Suspended and inset LED lighting
- Overhead fans
- Some raised access flooring
- Glazed partitioning
- Upgraded services network cabling

This has been integrated very well with the buildings inherent character features such as

- Leaded ornate windows
- Timber roof truss
- Timber framed windows
- Exposed brickwork

The property comprises an open plan working area within the front full height area, together with additional open plan areas on the mezzanine and private offices at ground floor and both mezzanine levels.

There are break out areas such as alongside the fully fitted kitchen and an ancillary accommodation including a post and stationery room, and WCs, one with a shower.

Floor Area (Net internal approximate)

The property provides a net working internal floor area of approximately

Ground Floor	163.19 sq.m. (1,713 sq.ft.)
Mezzanine	107.28 sq.m. (1,154 sq.ft.)
Total	266.52 sq.m. (2,867 sq.ft.)

Services

We are advised that the property is connected for all mains services. **IMPORTANT NOTICE**

Terms

The property is available for lease or sale.

Lease - Asking rental £47,500 per annum

Sale - Guide price of £585,000

Use

The property has most recently been used for office purposes and would suit a continuation of this use. The property may also lend itself to a number of alternative uses, subject to planning.

Rateable Value

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable value;

2023 list - £24,250 (subject to the business rate in the pound).

VAT

Interested parties must take their own enquiries in this regard.

EPC

The property has a current EPC rating of D.

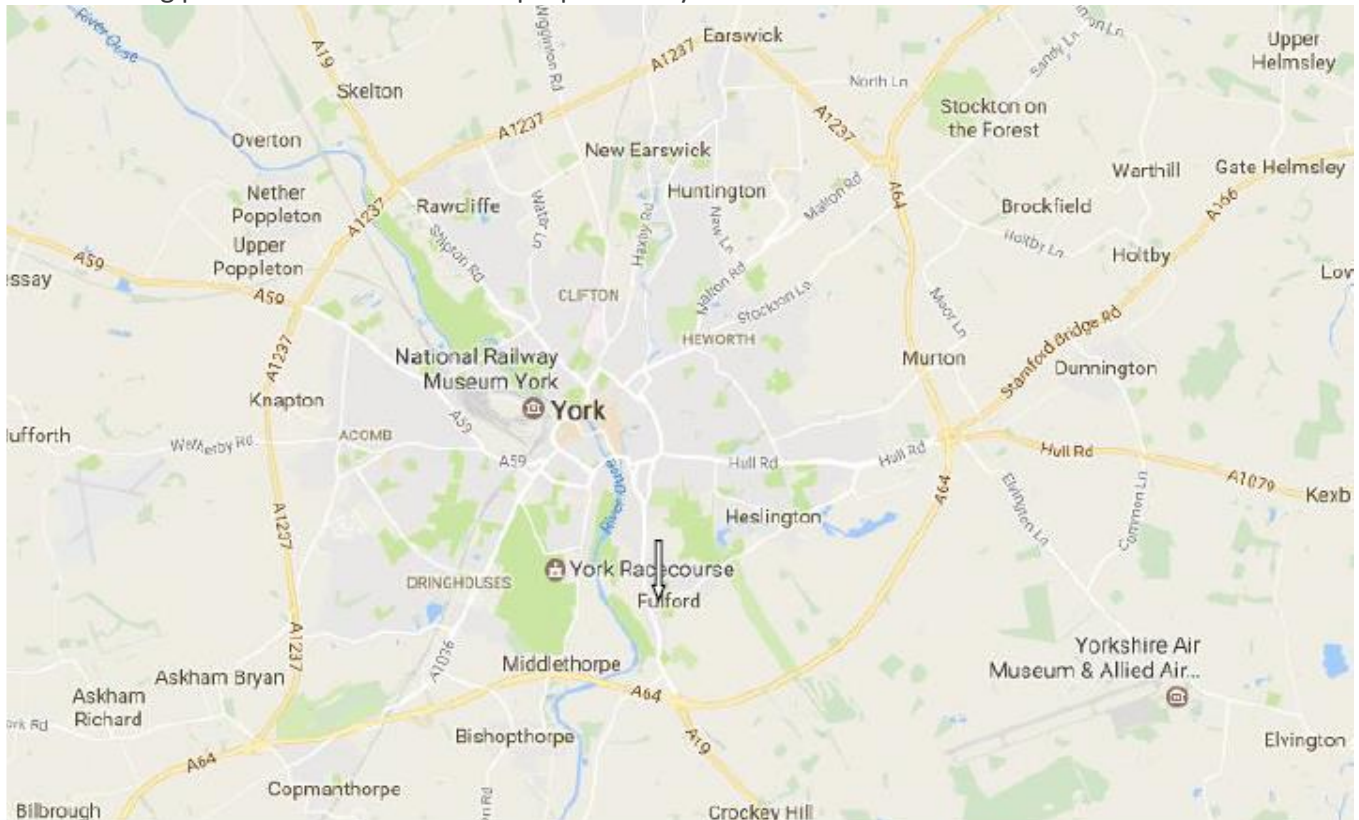
Viewing

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy. Contact andrew@mcbeathproperty.co.uk **01904 692929** or **07725 416002**

Subject to contract - 260925

Location Map

The following plans are for identification purposes only.

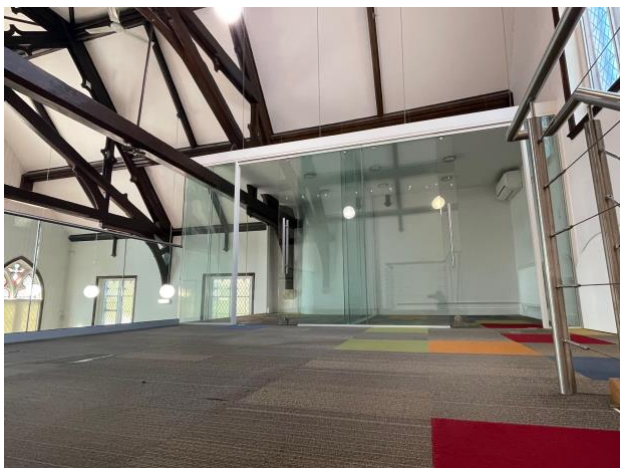


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Indicative boundary only. Not to be relied on

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