

**WORKSHIOP UNIT WITH USEFUL
ANCILLARY ACCOMMODATION**

£19,000 PA

Description

Leyburn Business Park offers an excellent opportunity to acquire/lease a practical workshop unit with useful ancillary accommodation, suitable for a range of trade, storage and light industrial occupiers. The property is of solid construction with a brick-built frontage and a wide internal workshop area, providing open-plan working space with good natural light and a functional layout that can be adapted to suit occupier requirements.

To the rear of the unit is a run of supporting accommodation including office space and staff facilities, with a kitchenette area and additional rooms ideal for admin, welfare or secure storage. The unit benefits from an enclosed yard/forecourt area for loading and parking, making it well suited to businesses requiring easy access and operational convenience. Situated on the established Leyburn Business Park, the property provides a well-connected base in a popular commercial location.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: TBC.

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

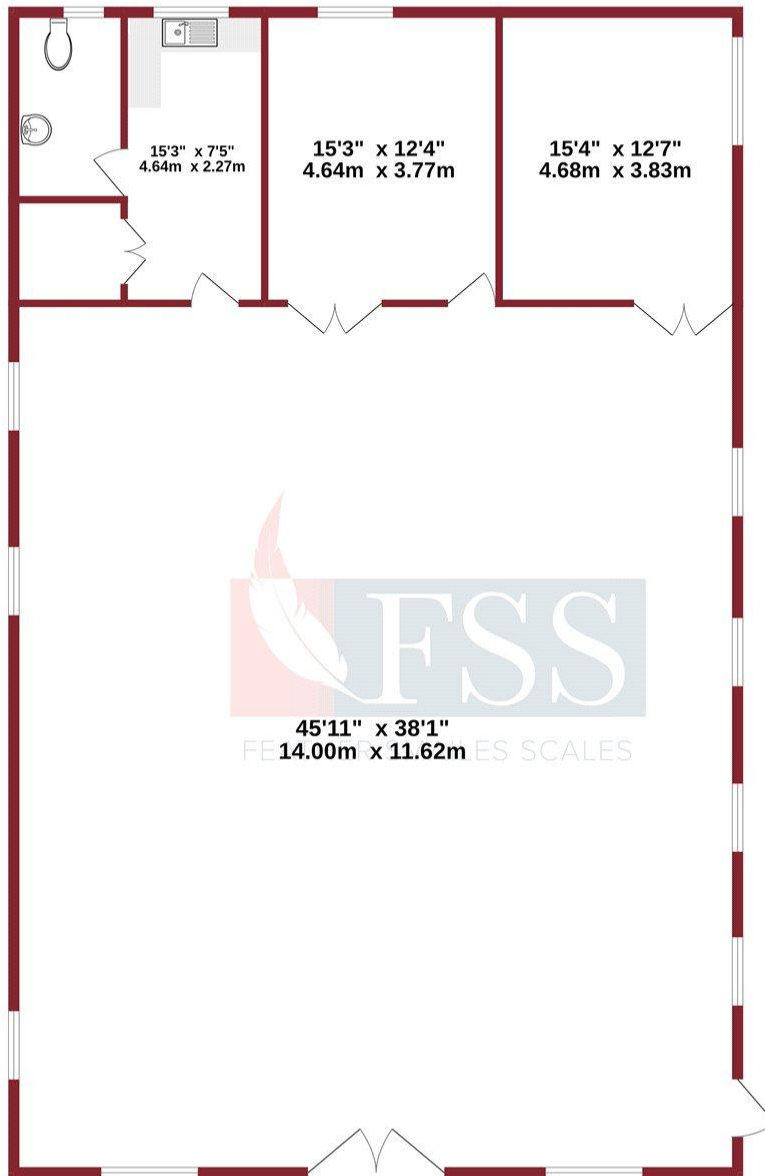
All mains' services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
2337 sq.ft. (217.1 sq.m.) approx.

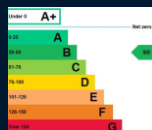


TOTAL FLOOR AREA : 2337 sq.ft. (217.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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