

LAND • PROPERTY • BUSINESS ACCOMMODATION

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(01482)
393998

TO LET - WAREHOUSE / WORKSHOP

Former Pottery Building, Carnaby Covert Lane, Carnaby, YO15 3QF



- Large Open Plan Workshop / Warehouse
- Main Warehouse of 858.0 sq. m, (9,235 sq. ft)
- Suitable For Various Commercial Uses, Subject to Consents
 - Includes External Yard / Parking

TERMS BY NEGOTIATION - ENQUIRE FOR DETAILS

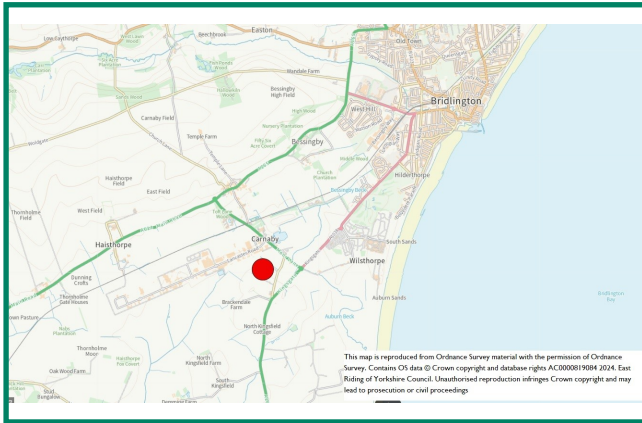
Valuation and Estates, County Hall, Beverley, HU17 9BA

Location

The property is located on the site of Park Rose Village Caravan Park, located 3 miles south of Bridlington, accessed via the A165 and Carnaby Sticks.

The site provides camping facilities and pitches for mobile or static caravans in close proximity to local tourist attractions.

Park Rose Village is also home to a Café, Bridlington Animal Park and a Poundstretcher retail store, amongst other attractions



Description

The subject property formerly operated as 'Park Rose Pottery' and provides accommodation suitable for various uses such as Retail or Leisure (E.g. Soft Play etc) subject to consents. This is an excellent opportunity to establish a new attraction in accommodation which rarely becomes available.

Constructed of a steel portal frame, the property is constructed of block to approximately 2m, profile sheet clad thereafter beneath an insulated profile sheet roof incorporating translucent light panels. To the south of the building, the property provides office accommodation and basic facilities.

Accommodation

- GF Warehouse - 858.0 sq. m, (9,235 sq. ft)
- GF Office - 53.0 sq. m (571 sq. ft)
- FF Office - 100.9 sq. m (1,086 sq. ft)

(Available as a whole or in part.)

Total Site Area Including Building approx. 0.26 Ha (0.64 Acres). Combined Yard areas/car parking to north and west of the property approx. 0.12 Ha (0.29 Acres)

Rateable Value

The property is described as 'Warehouse and Premises' with a Rateable Value of £24,000 as of 01 April 2023.

The billing reference is CAR005100009N and the Billing Authority is the East Riding of Yorkshire Council.

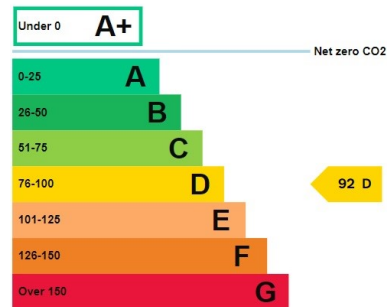
The above figure is provided for reference only. For confirmation of rates payable please contact East Riding of Yorkshire Council Business Rates service on (01482) 394748

Proposed Terms

The property is available 'To Let' under the terms of a sub-lease agreement from East Riding of Yorkshire Council. Rent and Term by negotiation. Enquire for details.

Energy Performance Certificate

This property's energy rating is D.



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.

Legal Costs

The incoming tenant will be required to make a contribution of £1,000 (ONE THOUSAND POUNDS) towards the council's professional costs, payable on completion.

Thereafter, each party will be responsible for their own legal and professional costs incurred, with the purchaser responsible for any Stamp Duty Land Tax (SDLT) that may be payable.

Further Information & To View

For further information and to view, please contact;

Nicholas Coultish

Contact: 01482 393971 / 07989 751385

Email: nicholas.coultish@eastriding.gov.uk

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