

Lambert
Smith
Hampton

The Old Station



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| Ripley Road | Nidd | Nr Harrogate | HG3 3BN |

For Sale – Industrial Complex with existing income

Gross Internal Area – 31,274 Sq Ft (2,905.41 Sq M) on 3.2 Acres (1.3 HA)

Aerial View



Rocket
Removals
HARROGATE

THE SITE

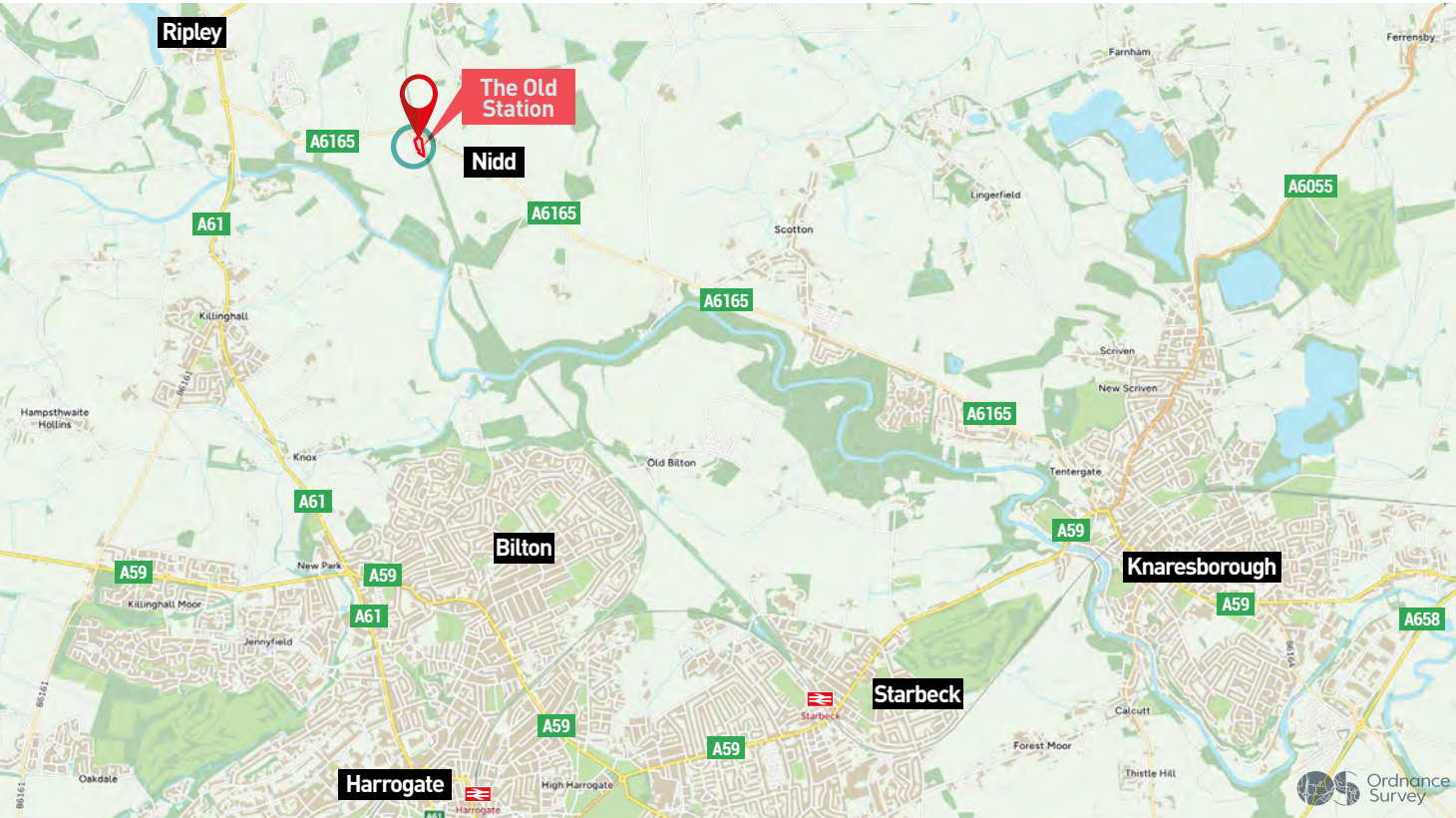
Ripley Road B6165

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Opportunity Summary

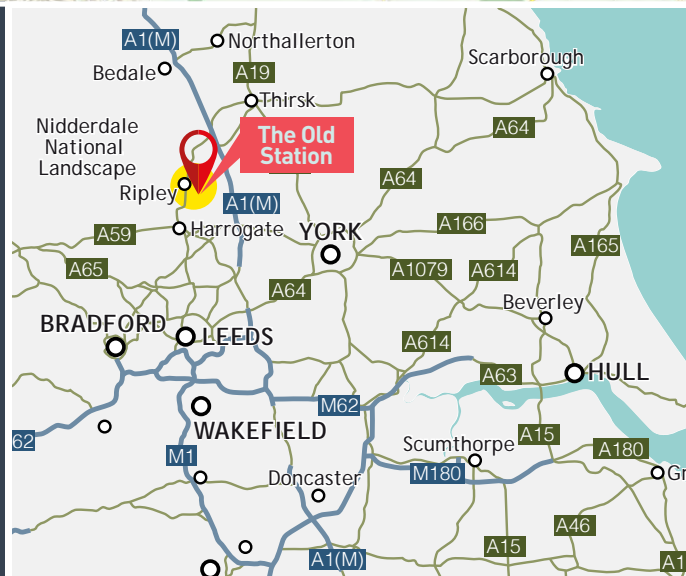
- ✓ Disposal of rare **Freehold** industrial complex
- ✓ Of interest to occupiers, investors or developers
- ✓ Development opportunity with existing income from part
- ✓ Opportunities for subdivision, refurbishment and further development
- ✓ Offers invited

Indicative Red Line Freehold Site



Location & Situation

The property is located on the B6165 in the village of Nidd, approximately 4.5 miles north of Harrogate, in North Yorkshire. The B6165 connects with the A61 Ripon Road on the outskirts of Ripley within 1 mile west. The market town of Knaresborough, which is served by the A59, is situated 4 miles south east, together with Junction 47 of the A1(M) which is 7.7 miles east of the property.



internal photos



Description

The property comprises a range of units comprising:

Modern Warehouse

Comprising a detached modern purpose-built single storey industrial unit. The property has a steel portal frame with profiled steel clad elevations, beneath a pitched roof with translucent roof lights. The eaves height is approximately 4.15m and the unit is served by two roller shutter loading doors to the front elevation and two further roller shutter loading doors to the rear elevation and rear side elevation.

Main Warehouse

Comprising the original warehouse of three bays with three subsequent extensions to the rear.

The property has a stone frontage with two roller shutter

loading doors to the front elevation with two roller shutter loading doors to the rear elevation.

The property includes office accommodation on ground and part first floor level together with a small kitchen, a staff canteen and separate WC's.

The industrial accommodation has a steel portal frame, painted blockwork and insulated panelled walls, concrete floors with suspended strip lighting, suspended Ambi-rad heaters and Combat gas blower heaters, and a three-phase electricity supply. The eaves height is approximately 4.90m and has a steel framed mezzanine floor to part.

There is a private car park to the front of the building and a tarmac service yard to the rear.

The Old Station Building

Situated towards the front of the site, comprising the original single storey station building with a modern two storey extension of brickwork construction with uPVC double glazed windows beneath a range of pitched slate covered roofs. There are external parking areas to the front and rear of the building.

At ground floor level, there is a main entrance with lobby area, a small kitchen and separate ladies and gents WC's. The ground floor includes a series of inter-connected cellular workshop rooms.

At first floor level, there are three cellular rooms which are used for office and storage purposes.

Internally, the accommodation typically provides carpet tiled floors, painted walls and ceilings, perimeter wall trunking, wall mounted hot water radiators served by a single gas boiler and surface-mounted strip lighting.

The tenant, Rocket Removals, has use of a parking area to the rear of the building.

Storage Land

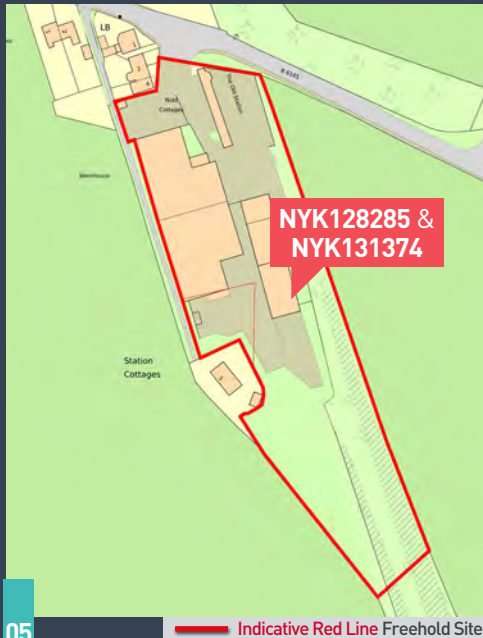
To the rear of the site and beyond the existing tarmac-surfaced yard is an area of storage land extending to around 0.54 acre (0.22 ha).



Accommodation

Gross Internal Areas

	Floor	sq ft	sq m
Modern Warehouse	Ground Floor	7,404	687.81
	Mezzanine	432	40.13
Main Warehouse	Ground Floor	21,641	2,010.56
	Mezzanines	4,944	459.28
Rocket Removals	Ground Floor	1,632	151.61
	First Floor	597	55.43
	Total GIA	31,274 sq ft	2,905.51 sq m
	Total Mezzanines	5,316 sq ft	499.43 sq m



Tenure

Freehold – title No's. **NYK128285** and **NYK131374**.

The property will be sold with vacant possession except for the area occupied by **Rocket Removals & Storage Ltd**. They hold a contracted out lease for a term of 6 years from 7 January 2023 at a current rent of **£19,000 per annum** exclusive with a rent review due from January 2026.

EPC

The property has an EPC rating of **E (122)**. The full certificate is available upon request.





Aerial View



Viewing and Further Information

Viewing strictly by prior appointment please contact:

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Planning

The property presents a potential development opportunity, although the vendor has not made a planning application or submitted a pre-application enquiry for a scheme at this stage.

Business Rates

All enquiries should be made with the Local Authority Rates Department or VOA to verify this information.

VAT

All prices, etc are quoted exclusive of VAT at the prevailing rate, which may be payable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms of Disposal

Unconditional offers are invited for the Freehold property subject to the letting of part to Rocket Removals.