

# FOR SALE

## Two Storey, Offices & Workshop Business Premises



Units 4,5,7 Thornfield Business Park, Standard Way Business Park, Northallerton, DL6 2XQ

**Sale Price**  
**£300,000**

## Investment Summary

- ◆ Forms Part of the Established Northallerton Business Park
- ◆ Car Parking for Approximately 15 Cars
- ◆ Open market Value of £430,000
- ◆ ERV £49,000 based on rent inclusive of service charge at £9.62 per sq. ft.
- ◆ Estimated Rental Yield of 17.8%
- ◆ Perimeter Trunking
- ◆ Secure Door Entry System
- ◆ Investment Opportunity / Owner Occupier



**Talk to us on 0161 830 8833**



## Description

An attractive and part-let commercial investment opportunity generating income of £22,040.50 per annum through a lease with a high-quality tenant. The property comprises a detached two-storey office building with a ground floor reception area and office accommodation on the ground and first floor. The accommodation benefits from suspended ceilings, CAT II lighting, perimeter trunking, and parking rights for approximately 15 cars.

An excellent opportunity to acquire an income-producing asset with the potential for increased rental income from the currently vacant first floor.

## Accommodation

**Approx. GIA Total Floor Area 5,091 sq. ft. (473 sq. m)**

**Ground Floor:** Approx. GIA Floor Area 2,583 sq. ft. (240 sq. m)

Kitchen

W.C.

**First Floor:** Approx. GIA Floor Area 2,508 sq. ft. (233 sq. m)

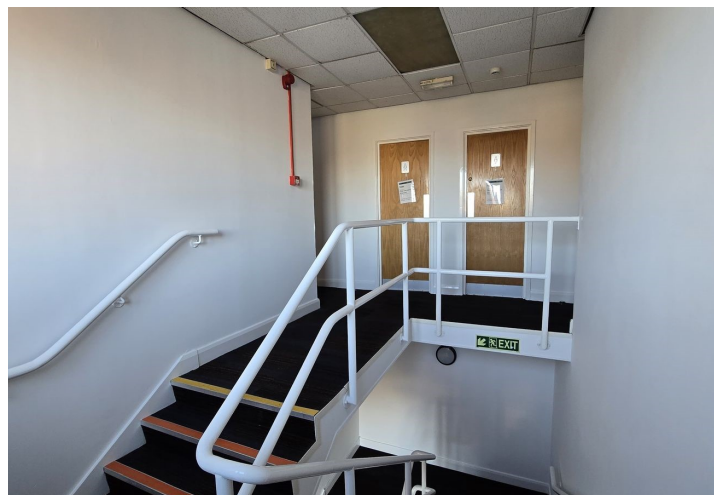
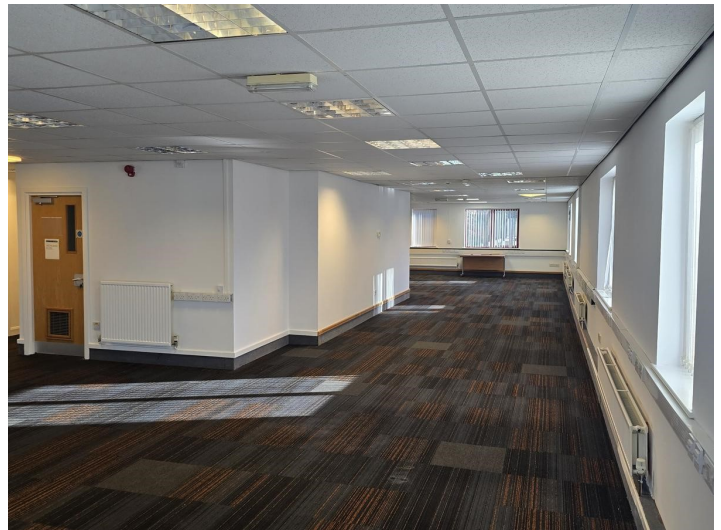
Offices

Kitchen

W.C.

**Externally:**

Parking area for approximately 13 cars.

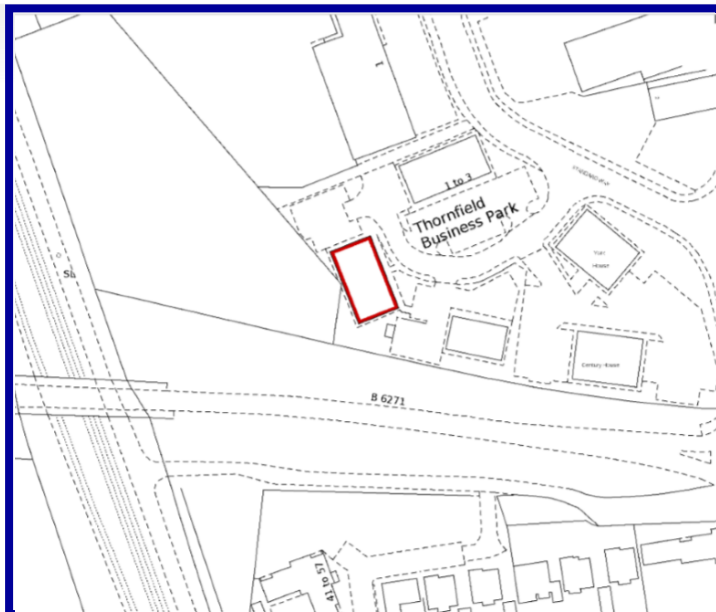


Get in touch with us on [kamran-ul@portfoliouk.com](mailto:kamran-ul@portfoliouk.com)

# Further Information

## Location

The property is located within the business park located on Standard Way, Northallerton, easily accessed via the B6271. Northallerton town centre is located approximately 1 mile to the south-east.



## Tenure

Leasehold on a term of 150 years from 1 December 2017. Title Number NYK450991.

## EPC

Band C-63. Certificate available upon request.

## VAT

If applicable it will be at the prevailing rate.

## Services

The property is connected to the mains drainage, water, gas and electricity.

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Rateable Value

TBC.

## Viewing

Tel: 0161 830 8833

Email: kamran-ul@portfolioup.com

## Estates Charge

N/A

## Sale Price

We are seeking offers of **£300,000**

### Misrepresentation Act

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Houldsworth Mill | Houldsworth Street | Stockport |

Greater Manchester | SK5 6DA |

0161 830 8833 | kamran-ul@portfolioup.com

www.portfolioup.com