

COMMERCIAL PREMISES

Kilburn, Noth Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

FORMER ABATTOIR AND RETAIL PREMISES

KILBURN, THIRSK, NORTH YORKSHIRE, YO61 4AG

A SUBSTANTIAL DETACHED STONE BUILDING EXTENDING TO ALMOST 10,000 SQ FT HAVING SIGNIFICANT FIRST FLOOR POTENTIAL AND SUITABLE FOR A WIDE VARIETY OF USES (SUBJECT TO APPROPRIATE CONSENTS) AND STANDING ON A PLOT OF ALMOST ONE ACRE WITH THE WHITE HORSE AS A DRAMATIC BACKDROP



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Barnard Castle
Tel: 01833 637000
Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





Situation

The premises are situated the short distance out of Kilburn, a village noted for its character properties and home to the famous “mouse man” furniture business. There is a popular village pub and other local amenities with a wide range of facilities available some 6 miles to the west in Thirsk which also has connections to the East Coast rail line.

Whilst situated just outside the North York Moors National Park, the building has enviable views over lovely surrounding countryside which belies its convenience the A19 and A168 being within 10 minutes drive, and so offering good accessibility to the Teeside and West Yorkshire conurbations as well as further afield.

Description

The building was originally constructed for its current use in the 1980’s with various subsequent extensions resulting in the building having a footprint of some 9650 sq ft. Being predominantly of steel portal frame construction and stone clad, with substantial eaves height, the building lends itself to creation if significant first floor accommodation if required. The ground floor at present also includes retail space associated to the property’s present use.

Buildings of the nature are rarely offered to the open market with the potential for such a wide variety of uses, including other commercial purposes, residential, storage or other specialist uses (subject to appropriate consents).

Mode of Sale

The premises are presented for sale as existing with offers invited for outright purchase. Offers may be considered subject to planning, but this is not the preferred option. The two adjacent general purpose agricultural buildings and paddock to the north-west may be available by separate negotiation.



Additional information

Tenure: Freehold with vacant possession on completion.

Plans: Site and Indicative floor plans as existing are available on request.

Services: Mains water, mains electric (including three phase) and mains drainage are connected. Gas is not available in the locality.

VAT: The vendors reserve the right to charge VAT on the transaction

Local Authority : North Yorkshire Council

what3words: ///riverboat.nozzle.rationed

Directions: The building is situated to the south east of Kilburn, a short distance out of the village on the right hand side when heading towards Coxwold.

Viewing arrangements: Strictly by appointment through the selling agents GSC Grays 01423 590500

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2024

Photographs taken: May 2024