

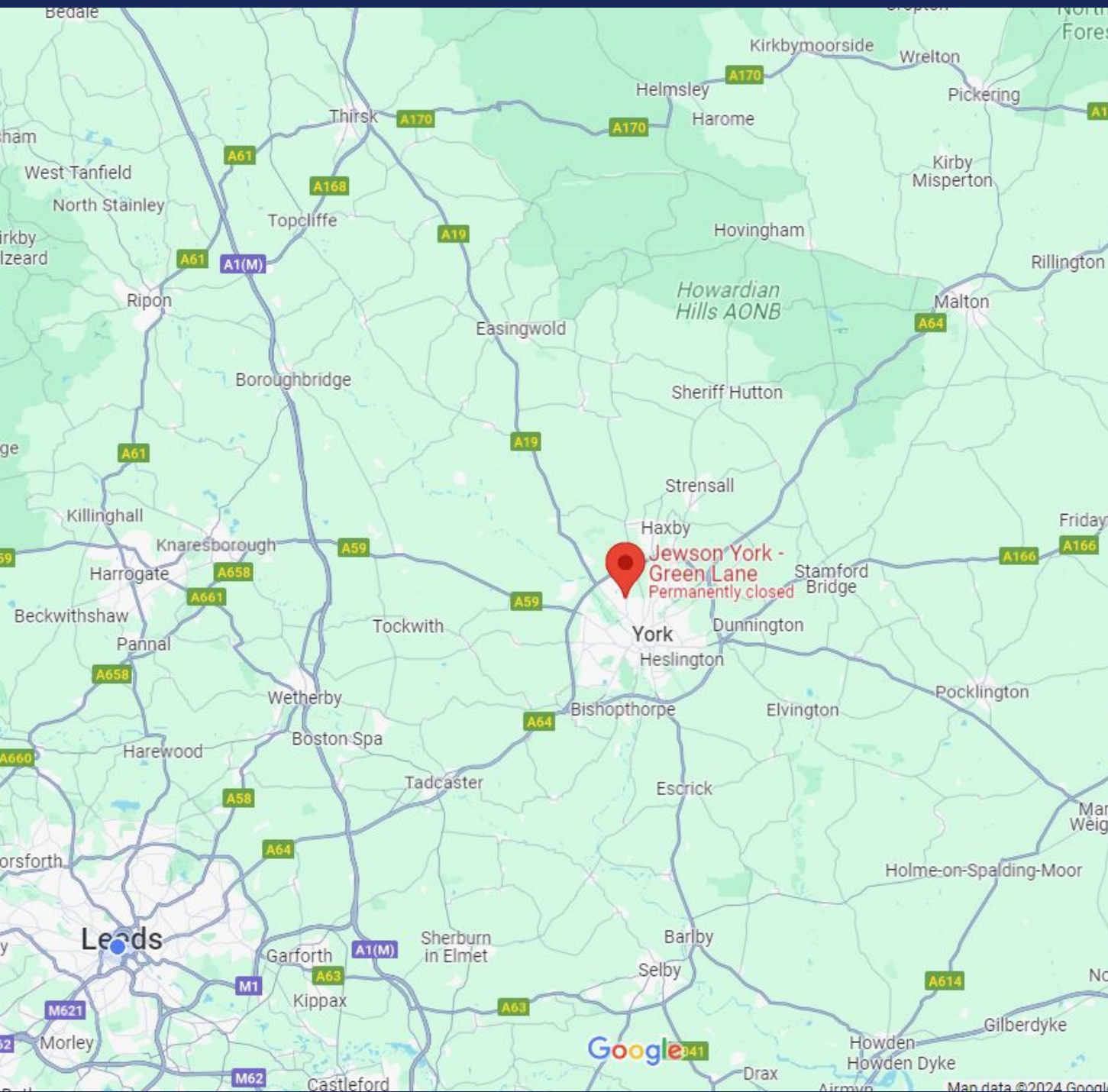


FOR SALE - 22,875 SQ FT ON 2.01 ACRES

FORMER JEWSONS, GREEN LANE TRADING ESTATE, CLIFTON, YORK, YO30 5PY



Sanderson
Weatherall

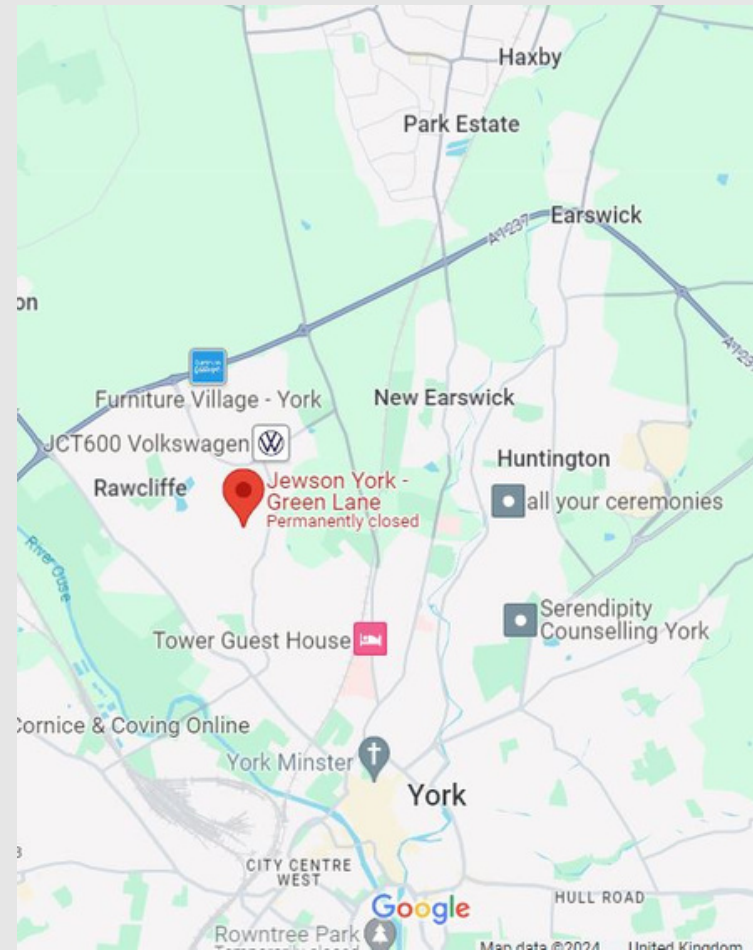


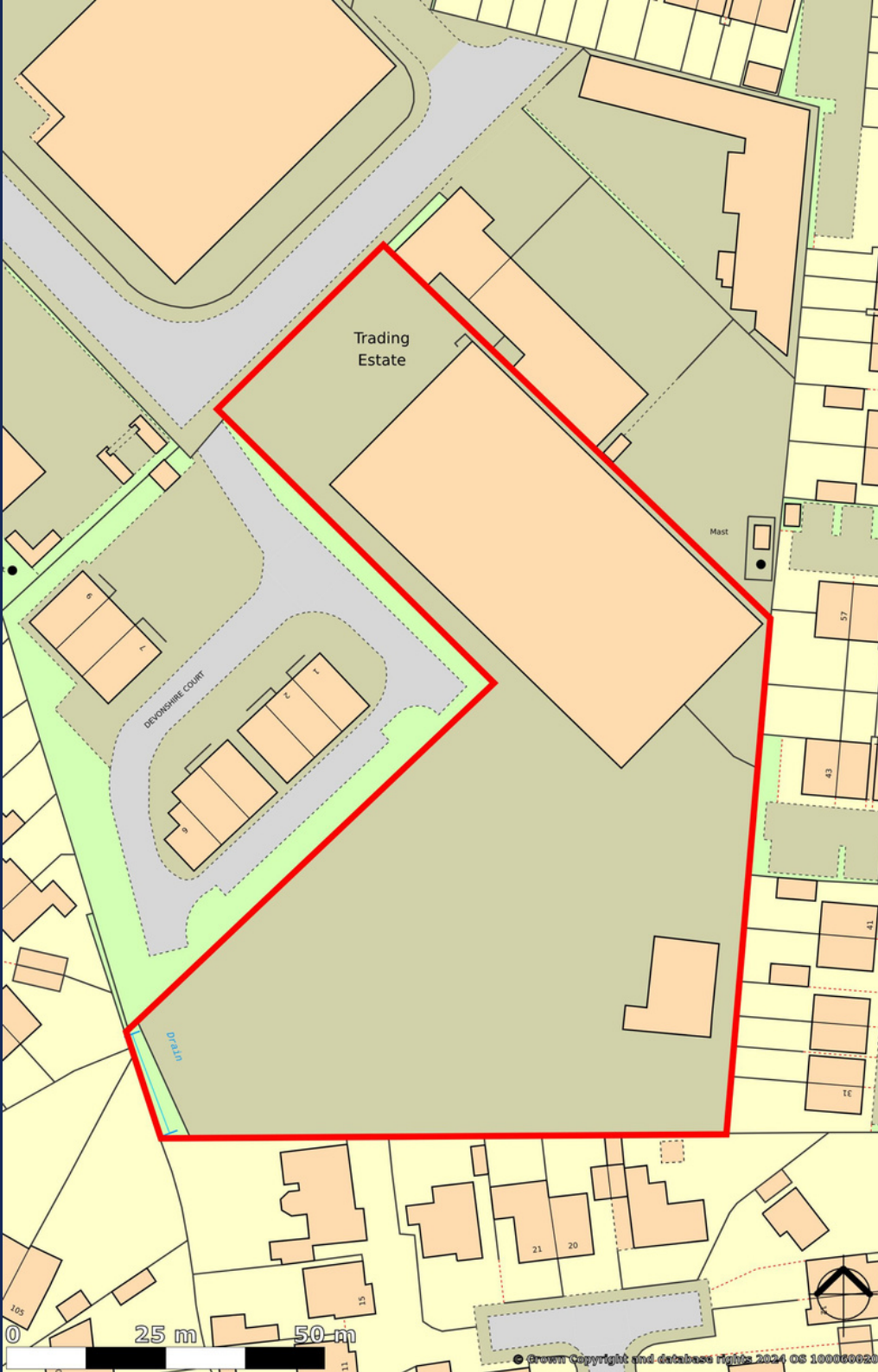
Location

Green Lane Trading Estate is located off Green Lane, Clifton. Situated in close proximity to Clifton Moor and also only 1.5 miles North of York City centre.

Road links are superb being situated only half a mile from the A1237 York Outer Ring Road which provides easy access to Leeds (22 miles south west), Harrogate (17 miles west) and the A1/M1/M62 motorways.

Surrounding occupiers include a a mixture of residential and commercial businesses.





Description

The subject site extends to approximately 2.01 acres (0.81 ha) and maybe subject to a variety of other potential uses subject to planning.

The main building on site is located on the northern half of the site with an additional smaller 'mill building' in the south east corner of the site. The main building includes a trade counter / office section which benefits from mezzanine storage above and roller shutters doors on two elevations.

The main building has an eaves height of 6.17 m and the 'mill building' eaves of 4.05 m.

Externally there is customer parking to the front and a large concrete yard to the rear. The site is secured via steel pallisade fencing to the front.

Accommodation

Description	Approximate Gross Internal Floor Area	
	Sq M	Sq Ft
Offices / Trade Counter	518.61	5,582
Main Warehouse	1,471.9	15,844
Mezzanine	(518.61)	(5,582)
Mill Building	134.65	1,449
Total	2,125.16	22,875

Energy Performance Certificate (EPC)

The property is rated as 84 D.

Rateable Value

The property has a rateable value of £114,000 and is assessed as a Builder's Merchants & Premises.



Tenure

The property is available freehold.

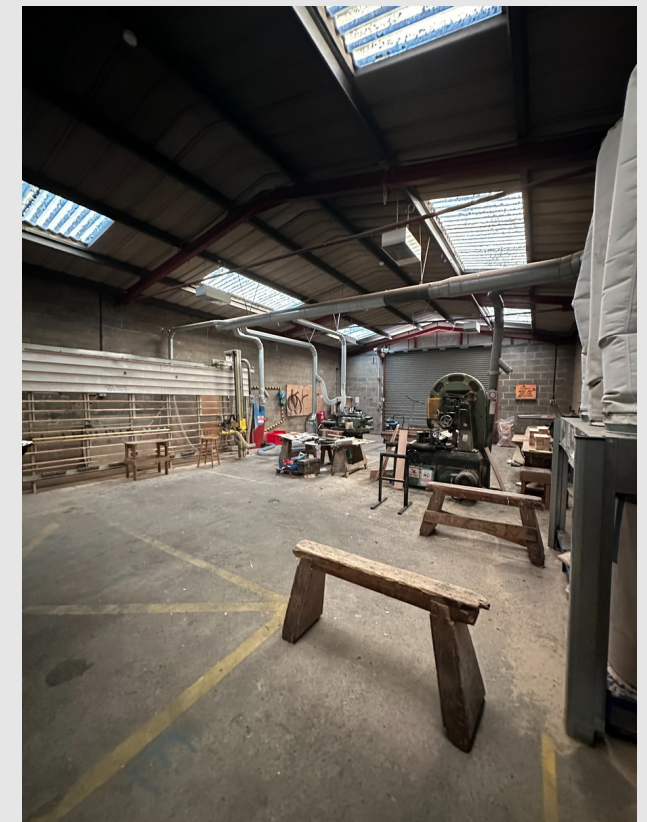
Price

£1,650,000

All figures quoted are deemed to be exclusive of VAT.

Money Laundering

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.





Viewings

For further information or to arrange a viewing please contact the sole selling agents:

Jonathon White
07811 100 786
jonathon.white@sw.co.uk

Jay Dhesi
07518 290 500
jay.dhesi@sw.co.uk

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February 2024



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