

Bartle & Son

Auctioneers & Valuers
1 Bridge Street, Tadcaster LS24 9AW

2 miles south of
SELBY
Leeds approx 20 miles – York 18 miles
M62 Jnc. 34 - 5 miles
At Henwick Hall Farm, Burn – YO8 8LD



To Let on Licence with possibility of external storage land

WORKSHOP/STORE UNIT
Approx. 880 sq ft

OFFERS: Invited for the whole region £650 per month

Viewing: by appointment only.

Ref: BC/442

Tel: 01937 835303

www.bartles.co.uk

Henwick Hall: Storage – Workshop Unit

SITUATION: The building is set to the side of the farm buildings complex at Henwick Hall with access through the yard and around the fold yard buildings with surfaced area in between. Gated access to the yard provides privacy with phone link.

The location is in reach of Selby town (1 mile) and the Motorway network with Junction 34 on the M62 within 5 miles.



DESCRIPTION: The building is a classis brick built structure on a foot print of approximately 44ft x 20ft and with current main access doorway to 9ft with cross beams at a similar level within but eaves of approx. 14ft. A second personnel door adjoins. The floor is of concrete and the access door fitted with a roller shutter. Windows are currently boarded

SERVICES:

Water is available from adjoining premises, single phase electric is supplied where a contribution to consumption and any repairs will be required and power available to the building with strip lighting fitted.

There is currently no insulation. An EPC will be arranged but with an ambient climate will not register.

There is available joint use of an ablution facility nearby shared with other occupiers.



PLANNING: The property has a change of use granted under ZG2025/1115/ATC status for B2 or B8 use classes (workshop and storage).

POSSESSION: Available now, subject to Lease/Licence being completed.

RIGHTS: Access is provided by way of joint use of the yard area.

RESERVATIONS: The Owner will require details of proposed use.

OUTGOINGS: Rateable Value – not currently assessed but the occupier will be liable.

LOCAL AUTHORITY: North Yorkshire Council.

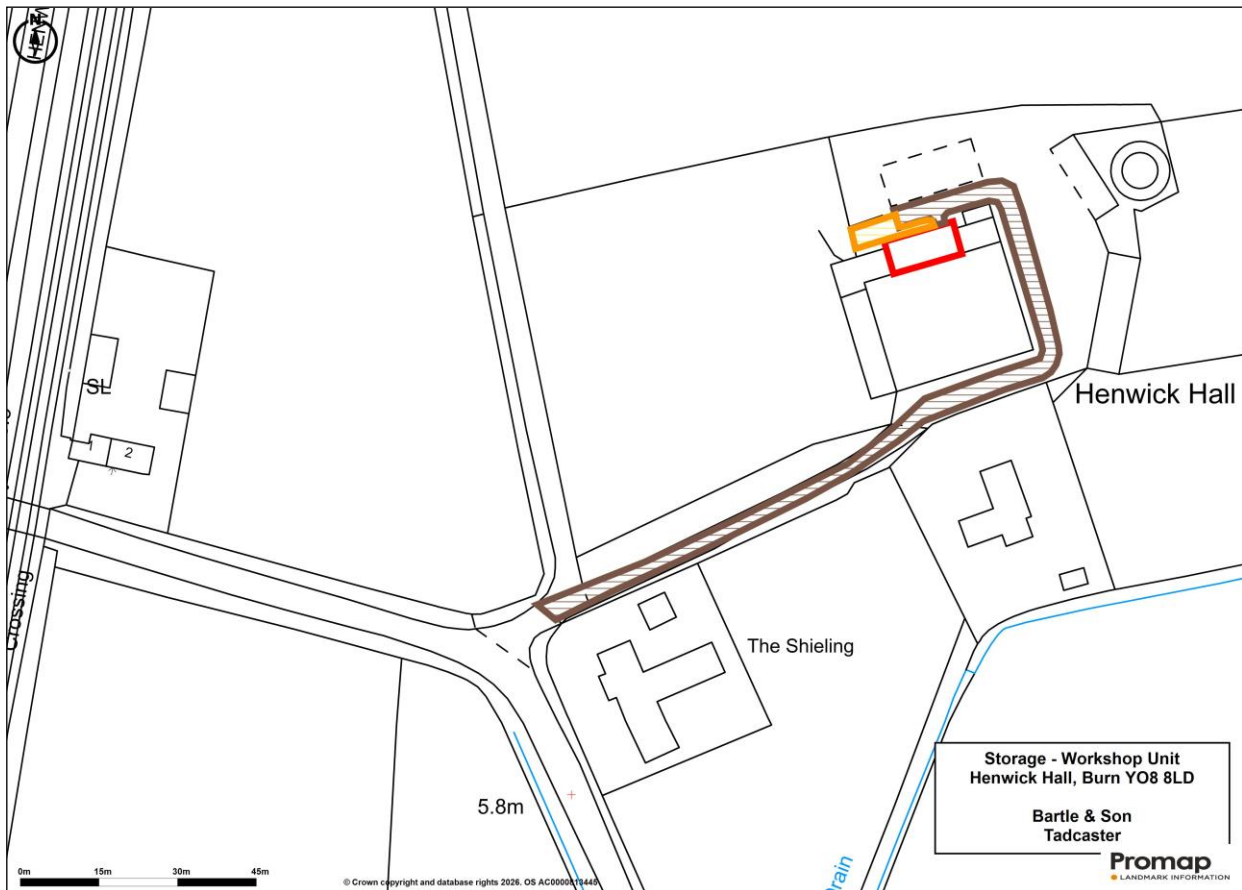
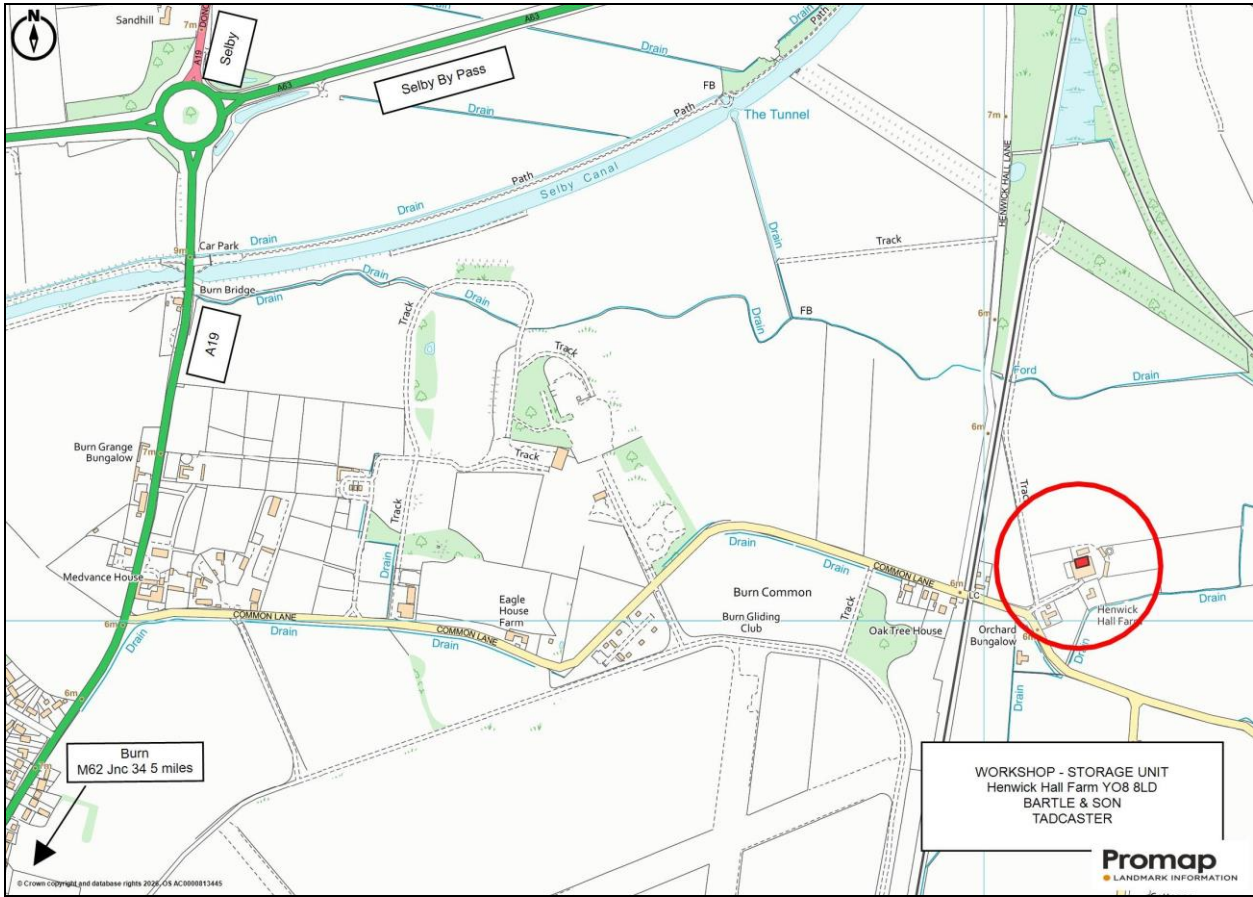
TERMS: Offers invited subject to internal repairing covenants and recharge of insurance premium along with a contribution to the access area repairs according to user & legals of £250 + VAT.

DIRECTIONS: From M62 leave at Junction 34 and take A19 and just beyond the village of Burn turn right onto Common Lane (1 mile) and just over the level crossing the farm access is found on the left hand side. Proceed left handed beyond the building complex and the unit found on the left.

We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if travelling a distance to view this property.

Henwick Hall: Storage – Workshop Unit

Location Plan: For identification - Do not Scale



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