



UNIT 3, UPPER WENSLEYDALE BUSINESS PARK, BRUNT ACRES ROAD

Hawes, Leyburn, North Yorkshire DL8 3UZ



GSC GRAYS

PROPERTY • ESTATES • LAND

**UNIT 3, UPPER WENSLEYDALE BUSINESS PARK,
BRUNT ACRES ROAD
Hawes, Leyburn, North Yorkshire DL8 3UZ**

Unit 3 is situated on Upper Wensleydale Business Park, Brunt Acres Road in Hawes and offers an investment opportunity, with development potential, available as a whole or in two lots.

Lot 1: Commercial Unit - Offers in Excess of £350,000

Lot 2: Semi-industrial land with development potential (subject to obtaining consent) - Offers in Excess of £50,000

Whole: Offers in Excess of £400,000



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Unit 3, Brunt Acres Industrial Park

Offering an investment opportunity, with development potential, available as a whole or in two lots.

Lot 1 (shaded red): Commercial Unit - Offers in Excess of £350,000

Lot 2 (shaded blue): Semi-industrial land with development potential (subject to obtaining consent) - Offers in Excess of £50,000

Whole: Offers in Excess of £400,000

Situation & Amenities

The property is situated in the heart of the Yorkshire Dales on a small but popular Business Park in Hawes.

Hawes is a well serviced market town within the Yorkshire Dales National Park, with services, amenities and local attractions including a variety of shops, cafes and public houses.

Despite its rural position, Hawes benefits from central position between on the A684, which leads to the M6 to the west (circa 20 miles) and the A1(M) to the east (circa 28 miles).

Upper Wensleydale Business Park is situated just to the north east of the town centre. It is occupied by a number of local and national business, including, JT Atkinson, Rosebud Preserves and Ribblesdale Cheese.

Description

Unit 3 presents an exciting investment opportunity, with further development potential (subject to consent) in the heart of the Yorkshire Dales.

Lot 1 (shaded red) comprises a detached office / warehouse building, with a two storey main section and single storey offshoot / link. The building is of steel portal frame construction, with double glazed windows / doors and a number of roller shutter doors.

The property benefits from mains connections to electric, water and sewerage, plus gas-fired central heating provided by a modern gas fired boiler (LPG gas tank within the grounds).

Internally, the property provides a number of offices, meeting rooms, storage and warehouse / distribution space, with the meeting rooms opening out onto a balcony area, with exceptional views along upper Wensleydale. Extending to a total of 498.7 sqm / 5369 sqft.

Externally, the building occupies a good sized site, with a large, tarmac area to the front, providing ample parking and space for manoeuvring / deliveries.

Lot 2 (shaded blue) comprises an area of land on the Business Park, to the south of Lot 1, that provides useful yard space or alternatively may have commercial development potential, subject to obtaining all necessary consents / approvals.

Tenure / Occupation

The property is held Freehold with HM Land Registry under Title Number NYK256795. Lot 1 is to be sold as an investment with a commercial lease in place. The property is occupied by Hilco Europe, a well-established business, with a strong covenant. The lease is for a term of 12 years from 21st March 2017, with landlord and tenant break clauses on the 3rd, 6th and 9th anniversary, requiring 12 months' notice. The rent has recently been reviewed to £32,000 per annum.

Lot 2 will be sold with Vacant Possession on completion.

Services

Lot 1 has mains connections to electricity, water and sewerage. Heating is provided by a modern gas fired boiler, supplied by an LPG gas tank. There are no service connections as currently to Lot 2.

Local Authority

Richmondshire District Council and within the Yorkshire Dales National Park.

Business Rates

Unit 3 (Lot 1) has a rateable value of £22,500

VAT

The sale is subject to VAT at the prevailing rate (currently 20%).

Viewings

By arrangement with the agents GSC Grays. Tel: 01969 600120

Energy Performance

Unit 3 (Lot 1) has an EPC Rating of Band D (77), expiring on the 31st May 2032.

Details available on request.

Particulars

Details prepared and photographs taken June 2022.





Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.