

# OFFICE/RETAIL WITH WORKSHOP/STORAGE FOR SALE

**BARRY  
CRUX**  **COMPANY**

CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



## **SOUTH SIDE, NEW ROAD, KIRBYMOORSIDE YO62 6DZ**

PROMINENT MAIN ROAD POSITION - A170

EDGE OF POPULAR MARKET TOWN

SUITABLE VARIOUS USES (SUBJECT TO ANY PLANNING CONSENT REQUIRED)

OFFICES/RETAIL SPACE - 96.98 SQ. M. (1042 SQ. FT.)

WORKSHOP/STORE - 42.22 SQ.M. (455 SQ. FT.)

LARGE TARMACADAMED CAR PARKING AREAS FOR OVER 20 CARS

POTENTIAL DEVELOPMENT SITE (SUBJECT TO PLANNING CONSENT)

## **PRICE - FREEHOLD, OFFERS OVER £200,000**

*VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS*

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50  
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

## DIRECTIONS

From Pickering, take the A170 to Kirbymoorside and the site is prominently positioned on the lefthand side. From the Thirsk direction by way of the A170 on entering the village on the main road the property is easily found on the righthand side.

## DESCRIPTION

Single storey structure beneath flat and low pitched rooves. Sitting in large site with spacious car parking areas.

## ACCOMMODATION

Description	
<b>ENTRANCE</b>	3.04m x 5.86m Suspended panel ceiling including fluorescent panels, double glazed window, entrance door to lefthand side, double radiator, doors to hall and: -
<b>RECEPTION OFFICE/SALES</b>	6.15m x 3.88m Suspended panel ceiling including fluorescent panels. Full height window to front and lefthand side, double radiator, fireplace surround.
<b>INNER HALL AND RESTING ROOMS</b>	7.7m x 4.7m max suspended panelled ceiling, currently subdivided into three small rooms. Double radiator, access to garage, offices and: -
<b>OFFICE</b>	7.19m x 3.55m overall. Part suspended ceiling, with recess spots. 2 radiators, laminate work surface, stainless steel sink, Worcester gas boiler.
<b>TOILET</b>	W.C., wash hand basin, radiator.
<b>GARAGE/WORKSHOP</b>	7.12m x 5.93m Low pitch vinyl clad steel sheet roof incorporating translucent panels. 1 x manual metal roller. 1 x electric metal roller, concrete floor, pedestrian door to rear left, double bowl double drainer stainless steel sink.
<b>STAFF W.C.</b>	1.03m x 1.78m W.C. wash-hand basin
<b>OUTSIDE</b>	Tarmacadamed car park area to the immediate lefthand side with spaces for around 8 cars. To the rear there is a further larger tarmacadamed car park with spaces for at least 15 vehicles comfortably.

## SERVICES

The property has all mains services connected. A gas-fired boiler is installed in the offices area.

## LOCAL AUTHORITY

North Yorkshire Council (formerly Ryedale District Council)

## RATEABLE VALUE

£10,000

## PLANNING

The property has been used as a Funeral Directors in recent years. This relates to administrative offices, chapels of rest, and garage for vehicles.

Uses other than this will require planning consent for change of use. The property is suitable for use as offices, and/or retail purposes. It could also be used as an administrative office having a requirement for storage and distribution of small items.

The site is sizeable and is considered to be suitable for redevelopment. This may be by way of demolition of the existing buildings, and the construction of other semi-industrial/commercial buildings, or potentially for residential development. It should be noted that planning consent will be required for any such scheme.

We understand that Dignity Funeral Ltd will require restrictive covenants to be registered at the Land Registry restricting any possible use of the property as a competing use to Dignity Funeral Ltd or any of its subsidiaries.

## TENURE

The property is offered for sale freehold. It has the benefit of a right of way for vehicles and on foot from South Side New Road across the forecourt of the adjoining premises.

## VALUE ADDED TAX

VAT may be chargeable at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

## VIEWING

Strictly by appointment with the sole selling agents.

## OFFERS

Offers are invited to purchase the freehold interest in the property. When making an offer it should be made clear whether or not that is subject to any conditions, such as planning consent for change of use/development.





#### **AGENTS' NOTE**

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
  - a) that he has relied solely on his own judgement and or that of his advisers;
  - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
  - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
  - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
  - b) to make no approach to the vendors or lessors or their staff in any way;
  - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
  - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
  - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
  - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

**REFERENCE C2109**

**26 September 2023**