

FOR SALE

INDUSTRIAL/WAREHOUSE PREMISES
WITH OFFICE/SHOWROOM ON SELF-CONTAINED SITE



Adelphi House, Moor Lane, Hunton, BEDALE, DL8 1LY

- Located off A684 close to Bedale, Leyburn & Catterick Garrison
- 5 miles from A1
- Rural setting on edge of Yorkshire Dales
- Self-contained site
- Includes adjoining office/showroom premises
- Car parking and service yards

25,459 Sq Ft (2,364.22 Sq M)
Quoting Price - £525,000

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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Property Ref: 21555

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LOCATION

The property is situated just north of the village of Hunton in an idyllic rural setting on the edge of the Yorkshire Dales National Park. Despite the rural setting, the property is well located for the A1 and the A684 to serve the wider Wensleydale and Richmondshire areas.

Hunton lies 5 ½ miles west of Bedale, 5 miles east of Leyburn whilst Northallerton is 9 miles to the north east. The village lies just off the A684 Wensleydale Road which links to the A1 just east of Bedale some 5 miles away.

In addition to the town and villages of Wensleydale, the town of Catterick Garrison, with a resident population of 12,000, is only 3 miles to the north of the subject property.

SITUATION

The site itself lies just north of the village of Hunton on Moor Road.

DESCRIPTION

The property sits on a self-contained site and accommodates two linked steel portal frame buildings together with an adjoining two storey office building. Both warehouse buildings include mezzanine areas.

Briefly, the warehouse provides the following:

- Level concrete floor
- Blockwork to ground floor with profile metal sheeting above and to the roof.
- Heating and lighting throughout.
- Ground level access roller shutter doors.

The adjoining office/showroom building provides the following:

- Rendered external walls with stonework detailing and clock tower feature.
- Showroom and customer entrance/reception
- Laminate wood floor coverings and plastered and painted walls.
- Heating and lighting throughout.
- Perimeter trunking.

ACCOMMODATION

We have measured the existing buildings in accordance with RICS Code of Measuring Practise (6th Edition) on a Gross Internal Area basis and understand the property provides the following approximate areas:

Warehouse 1 (Front)	6,576 Sq Ft	610.89 Sq M
Warehouse 2 (Rear)	14,028 Sq Ft	1,303.16 Sq M
Mezzanine	2,059 Sq Ft	191.27 Sq M
Ground & First Floor Office & Showroom	2,796 Sq Ft	259.73 Sq M
TOTAL	25,459 Sq Ft	2,365.22 Sq M

SITE AREA

The total site area is approximately 1.43 acres.

PRICE

The property is available on a freehold basis at a quoting price of £525,000.

RATEABLE VALUE

We understand the property is linked by Richmondshire District Council with a Rateable Value of £43,500. Interested parties should verify this information with the local authority on 01748 829100.

PLANNING

The property may be suited for a number of alternative uses (Subject to Planning) however, interested parties should make enquiries with the local council for more information.

LEGAL COSTS

Each party is to bear their own legal costs in connection with this transaction.

VIEWING

Viewing is *strictly* via the sole letting agents: Colliers International.

SUBJECT TO CONTRACT

MAY 2012

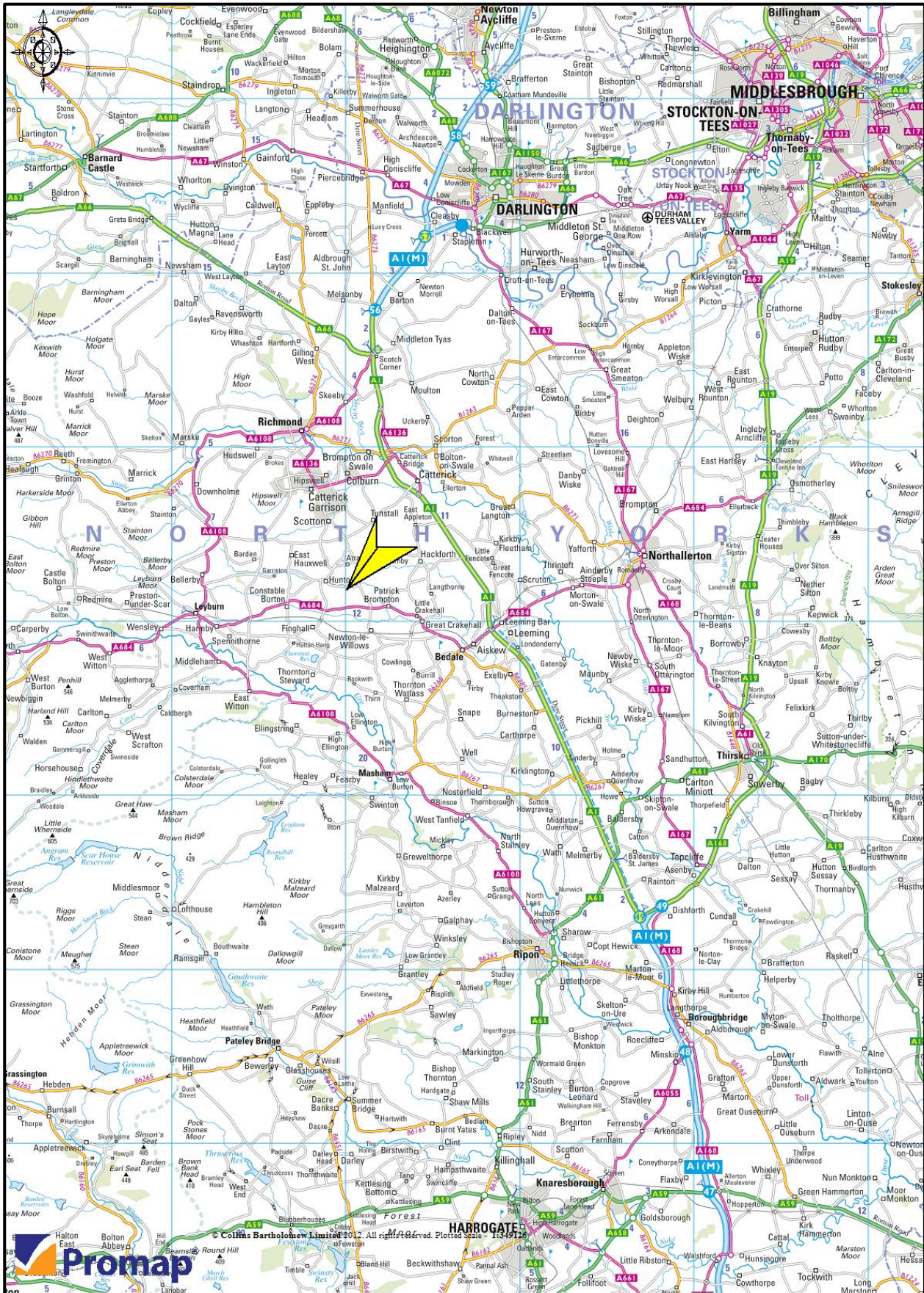
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