

# FOR SALE

## INDUSTRIAL / OFFICE INVESTMENT



## Units 7 & 8 at 21, Bondgate, Selby, YO8 3LX

### **Businesses Unaffected**

- 3,282 sq ft (304.86 sq m) over two units
- Self-contained yard & parking
- Let to a number of occupiers on flexible terms

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### LOCATION

Well located on Bondgate (B1223) to the north-west of Selby Town Centre and within 2 miles of the A63.

### DESCRIPTION

Unit 8 comprises a detached single storey unit under a single-pitched roof. Divided into two distinct units (could be combined) with a 2-storey office element to the rear. Currently let to several separate occupiers.

Unit 7 comprises an end of terrace, single-storey unit under an asbestos sheet roof.

Externally there is demised car parking to the front of Unit 8 and a good-sized yard between Units 7 & 8. Part of the shared yard area benefits from a planning consent for the new build erection of a single storey office building which has been partly implemented. (CO/2000/010)

### ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
<b>Unit 7</b>		
Works/ancillary office	66.00	710
<b>Unit 8</b>		
Part C – GF Works	69.40	747
Part B – GF Works	37.02	398
Part B – 1 <sup>st</sup> Floor Office	27.78	299
Part A – GF Offices	52.33	564
Part A – 1 <sup>st</sup> Floor Offices	52.33	564
<b>TOTAL</b>	<b>304.86</b>	<b>3,282</b>

### TENANCIES

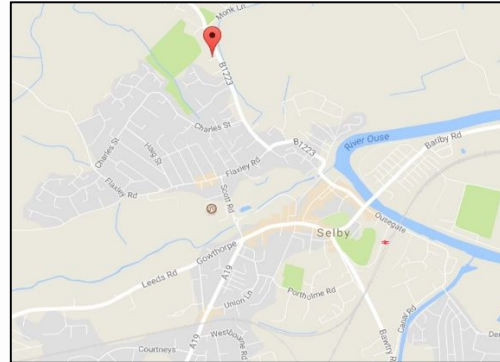
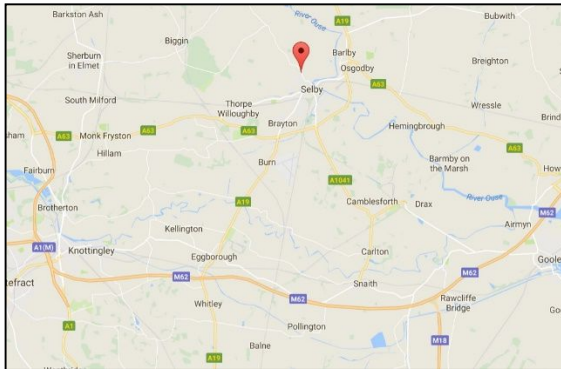
There is a current gross rental receivable of £19,680 per annum. This is inclusive of utilities and service charge. Each tenancy has a 3 monthly rolling landlord and tenant mutual break clause which can be exercised at any time. It is our view that an asset management initiative could be undertaken to put lengthier and more formal leases into place in addition to driving rents on. A full tenancy schedule is available upon application.



**HOLDER & CO**  
Property Consultants

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## YO8 3LX



### PRICE

The premises are offered for sale on a freehold basis, with the benefit of the existing tenancies, with offers being sought in excess of **£250,000**.

There will be an overage provision for 20 years from completion of any sale which will be triggered on the grant of any higher value use planning consent secured on any part of the site based on 30% of the uplift in the value of the property from the purchase price to the value of the property at the Valuation Date or Sale price, in the event of a sale for a higher value use.

### LEGAL COSTS

Each party to bear their own legal & surveyors costs in the transaction.

### EPC'S

Copies of Energy Performance Certificates can be provided upon application to the sole agents.

### CONTACT

The tenants must not be approached directly, viewings are strictly via the sole agents:



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Subject to Contract