TO LET

THE GRANARY,
HOLLINS FARM,
EAST ROUNTON,
NORTHALLERTON,
NORTH
YORKSHIRE
DL6 2LG

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LOCATION

The Granary is located east of East Rounton lying approximately 0.6 km from the A19, 10 miles north of Northallerton and approximately 13 miles south of Middlesborough.
The property is located within close proximity to the A19, providing excellent network links. The A1 is within 21 miles to the west for northern road links and 26 miles to the south for southern road links.
Other local businesses include Roots Farm Shop, Dark Star plants and Whitegates Garden Centre.

DESCRIPTION

A distinctive and versatile commercial unit extending to approximately 294 sq mtrs (3,170 sq ft) is situated within an attractive, converted, brick-built rural building near East Rounton. The property offers a combination of office and workshop/storage accommodation, making it suitable for a range of business uses, subject to any necessary consents.

The accommodation benefits from a characterful exterior set in an attractive rural setting with three large double doors for ease of loading purposes and car parking facilities on site. Internally, to the ground floor are a series of general purpose rooms all with concrete floors extending to approximately 220 sq mtrs (2,370 sq ft). On the first floor is an office area with perimeter workstations, modern lighting with WC and kitchen facilities plus a general-purpose room extending to approximately 74 sq mtrs (800 sq ft). The accommodation provides flexible operational space.

The site has historically been used for Class B purposes and comprises five rooms on the ground floor and two rooms on the first floor. The property benefits from a single phase electric supply with mains water and shared private drainage.

ACCOMMODATION

Name	Size
Total	**0 sq ft (0 sq m)**

PLANNING USE

The property has previously been used for Class B uses including general industrial and storage and distribution. Any proposed use that falls outside of Class B will require permission from the Local Planning Authority

TERMS

The property is available to let on terms agreed subject to a lease in accordance with the Landlord and Tenant Act 1954, excluded from section 24-28 of the Act

RENT

£1,585pcm (£19,020 per annum). The rent quoted excludes utilities and business rates.

RATEABLE VALUE

Current: £3,600
We understand the current rateable value amounts to £3,600.
We advise that all interested parties contact the local authority for confirmation.

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs

VAT

Rents are quoted excluding VAT. We are advised that the property is not opted for VAT purposes.

VIEWING

Strictly by appointment with the sole letting agents, Carter Jonas LLP.



CONTACT

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IMPORTANT INFORMATION

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