

**Lot 24, Crayke House, Easingwold Business Park, Stillington Road, Easingwold, Nr. York,
North Yorkshire YO61 3FB**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Office Investment

- Comprises 4 suites let to three tenants, with one vacant suite
- Opportunity to enhance income by letting vacant office suite
- Approximately 4,085 sq ft with 19 designated car parking spaces
- Established Business Park
- Other occupiers on the Park include Agecko UK Ltd, North Yorkshire Building Control Partnership, The British and International Golf Greenkeepers Association Limited and Industrial Textiles & Plastics Ltd

Lot
24

Auction
18th May 2023

Rent
£42,030 per Annum

Status
Available

Sector
Office

Auction Venue
Live Streamed Auction

Location

Miles 12 miles north of York, 24 miles north-east of Harrogate

Roads A1, A19, A170

Rail Thirsk Train Station

Air Leeds Bradford Airport

Situation

The property is situated on Easingwold Business Park, just off Stillington Road in the popular village of Easingwold. The property boasts excellent communication links being within close proximity to the A1 and A19, connecting Easingwold to York which is 12 miles south of the property. Other occupiers on the Park include Agecko UK Ltd, North Yorkshire Building Control Partnership, British and International Golf Greenkeepers Association Limited and Industrial Textiles & Plastics Ltd.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a modern, purpose built office building arranged over the ground and first floors. The property benefits from a lift and raised access floors with approximately 19 car parking spaces to the front of the property.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.
Ground	Office	19.70	(212)	AN INDIVIDUAL	Rolling 12 month licence	£3,840 (1)
Ground	Office	166.11	(1,788)	P. GREGSON (t/a Oakcrafts) (2)	5 years from 11/07/2022 (3)	£23,000 (1)
First	Office	92.90	(1,000)	VACANT	-	-
First	Office	100.80	(1,085)	CYCLAIRE LTD (4)	5 years from 02/01/2022 (5)	£15,190
Total		379.51	(4,085)			£42,030 (1)

(1) The rents on suites 1 & 2 are inclusive of service charge and utility bills

(2) Oakcrafts are one of the UK's leading suppliers of reproduction ironmongery, woodworking supplies and Osmo Wood Oils (www.oakcrafts.co.uk).

(3) The lease is subject to a tenant only option to determine on 11/07/2025.

(4) Cyclaire Ltd has been established since 1998, and produce and sell a wide range of practical products for the home, garden and the outdoor (www.cyclaireshop.co.uk).

(5) The lease is subject to a tenant only option to determine on 02/01/2026.

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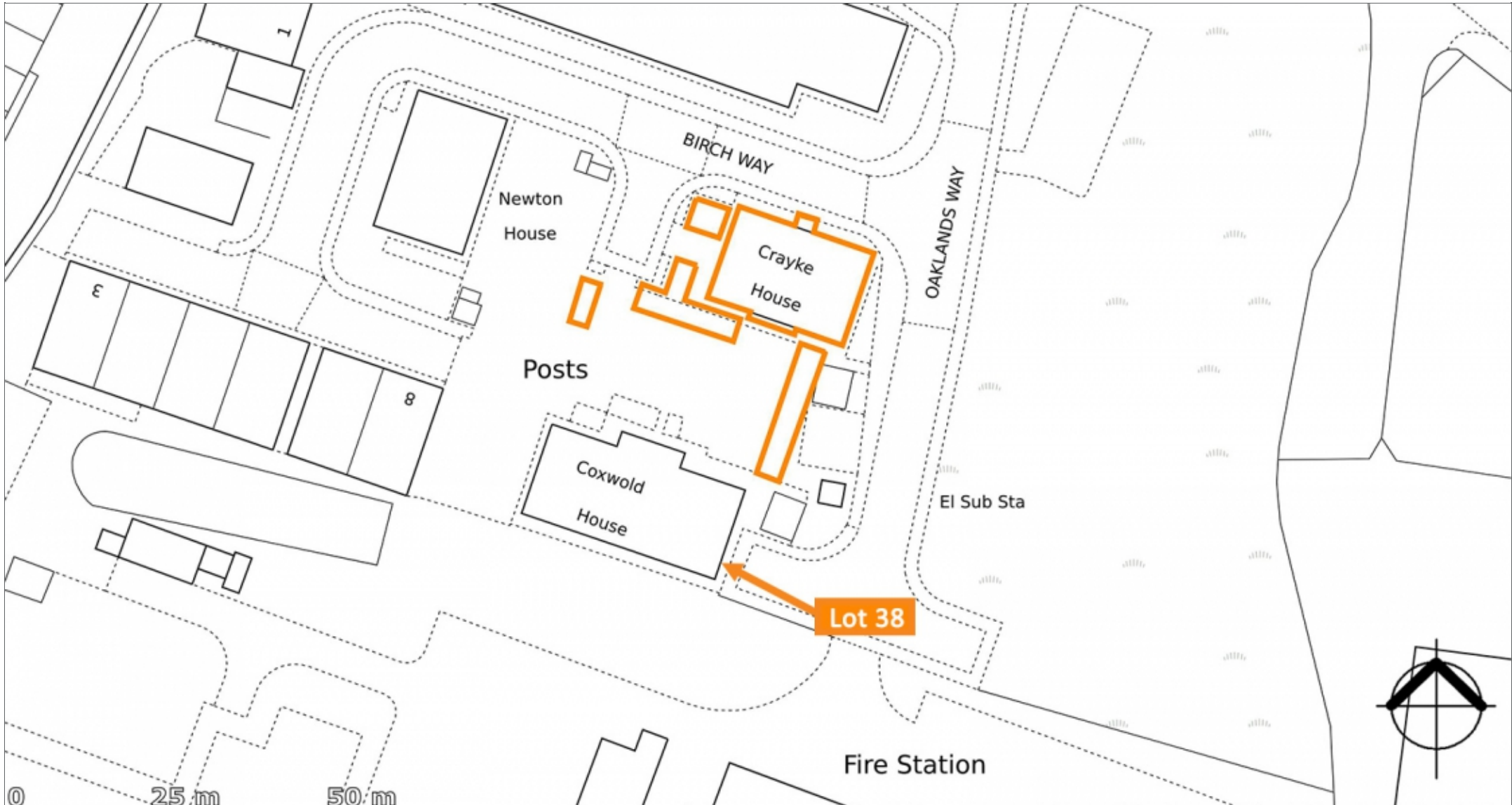
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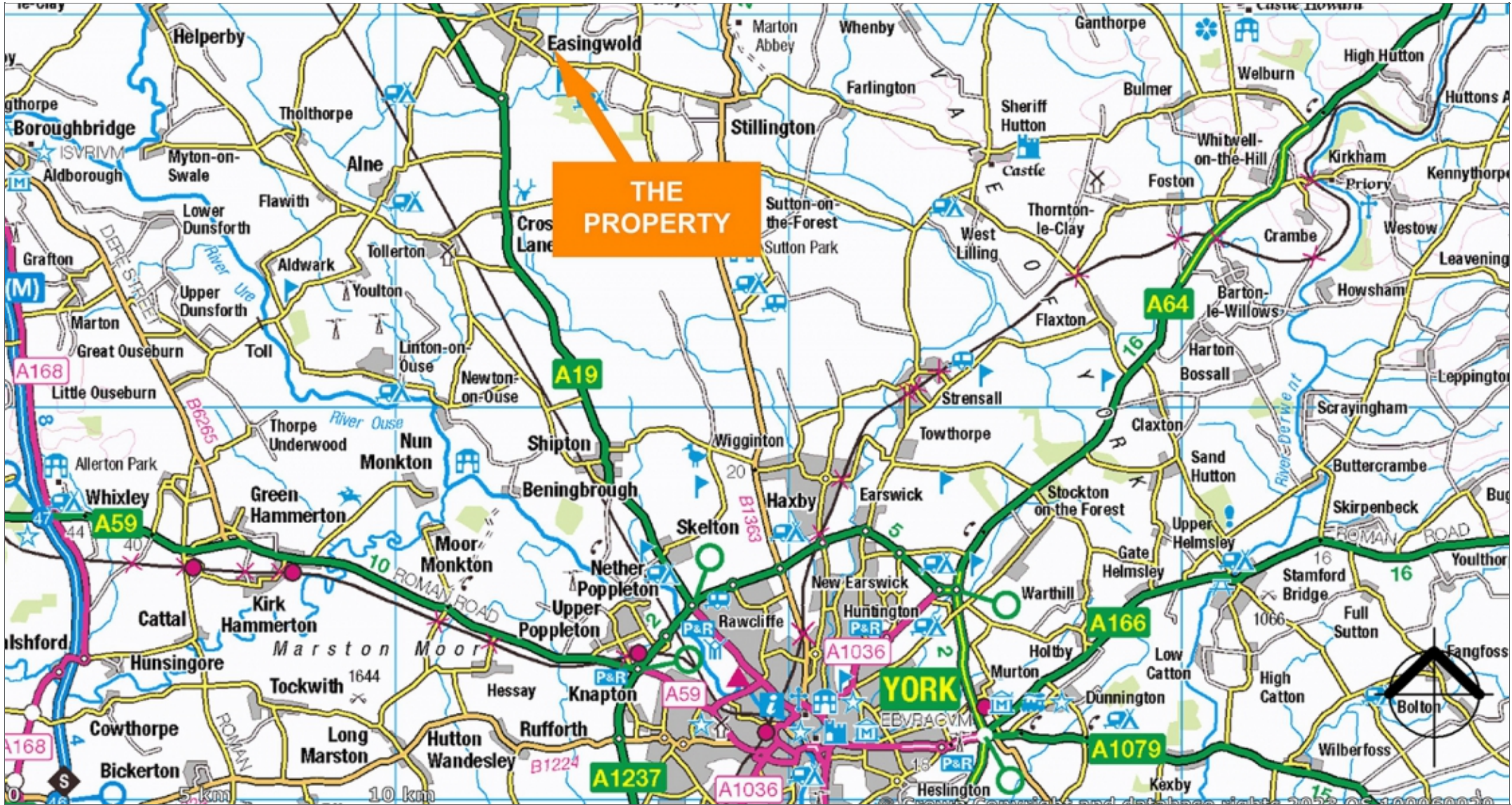
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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Hartlaw LLP
63 St James Street
Wetherby
West Yorkshire
LS22 6RS

Rebecca Smith
01937 547000
rebecca@hartlaw.co.uk

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September 2020