



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

PROMINENT CAR WASH SITE (FORMER PETROL FILLING STATION) TOGETHER WITH DEVELOPMENT LAND (STP)

**FORMER MONK FRYSTON PETROL FILLING STATION,
MAIN STREET, MONK FRYSTON, LS25 5EQ**

PFS 0.15 ha (0.375 acres) plus 0.79 ha (1.95 acres)

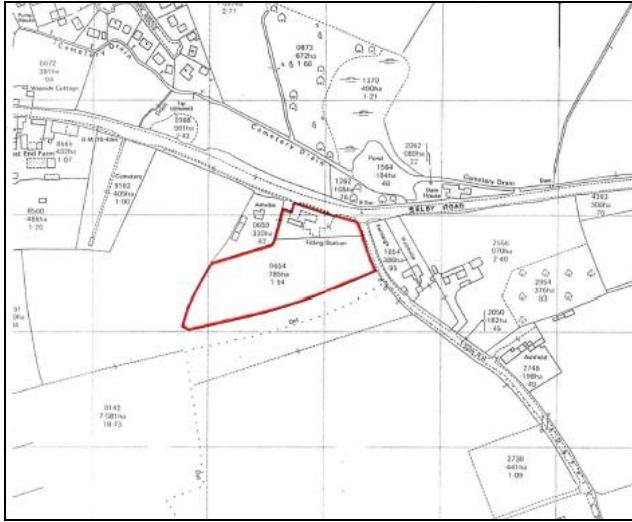


- Circa 116m frontage to Main Street (A63)
- Currently operating as a hand car wash
- 1.95 acres to rear with development potential (STP)

0113 2348999

Location

The former Monk Fryston petrol filling station is on the southern side of Main Street (A63) at its junction with Austfield Lane and adjacent The Crescent 30 minutes west of Leeds and south of York.



Description

The property comprises a former petrol filling station now used as a hand car wash paying £1,500 pcm with 2 months to vacate.

The petrol filling station building extends to approximately 44m² (475 sq. ft) with a canopy over the former PFS pump area.

To the rear is approximately 1.95 acres of reasonably flat land currently let out with 2 weeks notice at £600 per annum, accessed via Austfield Lane. A public footpath is routed across this area.



Services

We are advised the property has mains water, drainage and electricity. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are informed by the Valuation Office website the premises are assessed as: -

Car Wash & Premises RV £9,500

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

Prospective purchasers should satisfy themselves direct with Selby District Council on 01757 705101.

Energy Performance Certificate

None required as below 50m².

Price

Offers in excess of £375,000.

VAT

VAT is applicable to the sale price.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co
Richard Barker
Ben Preston

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Our Ref: 3517/A/RB
October 2024

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.