



Michael Steel & Co  
PROPERTY CONSULTANTS

**Business of JP Plant Hire Relocating**

**FOR SALE**  
**HIGHLY PROMINENT ROADSIDE**  
**PREMISES**

**SELBY ROAD/1 YORK ROAD, SOUTH MILFORD, LS25 5JE**

428m<sup>2</sup> (4,601 sq. ft)  
on 0.42 acres



Indicative boundary for identification only

- Fronting busy roads and roundabout/crossroads of A162/A63
- Good access to A1 (M)
- Suitable for variety of uses subject to planning

**0113 2348999**

## Location

The property is located at the junction of York Road (A162) and Selby Road (A63) approximately 1.5 miles to the east of Junction 24 of the A1(M) and 3 miles south of Sherburn-in-Elmet. Castleford is approximately 6.5 miles to the south-east and the property is 1.25 miles from South Milford village centre.

## Description

Cross Roads Hire centre comprises a series of adjacent and interconnecting mainly single storey brick built and rendered buildings providing garage workshop, stores, office and trade counter accommodation.

Eaststone house is an adjacent and contiguous former dwelling now used as offices with detached single garage to rear.

The premises have a predominantly concrete surfaced forecourt with three diesel and petrol pumps fed from underground tanks. (2 x 9,000 litres and 1 x 2,500 litres)



## Accommodation

### Cross Roads Hire Centre

Workspace	232m <sup>2</sup> (2,499 sq ft)
Offices	55m <sup>2</sup> (595 sq ft)
Stores	22m <sup>2</sup> (235 sq ft)
Mezzanine	13 m <sup>2</sup> (143 sq ft)
Sub Total	323m <sup>2</sup> (3,474 sq ft)

### Eaststone House

Former residence used as offices and store	105m <sup>2</sup> (1,127 sq ft)
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**Gross Internal Floor Area** 428m<sup>2</sup> (4,601 sq ft)

## Site

The site is held in two Titles (NYK58264 & NYK132463) with a combined area of 0.17 ha (0.42 acres).

## Services

We are advised the premises benefit from three phase electricity, water and sewer drainage in addition to independent heating and lighting provision. 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 advised by the VOA website the property is assessed at: -

Rateable Value £13,000

The National Uniform Business Rate for 2025/26 is 49.8p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves regarding all rating and planning matters direct with the Local Authority (North Yorkshire Council)

## Energy Performance Certificate

We are advised the premises have a EPC Ratings as follows: -

Crossroads Hire Centre of D (84 and 1 York Road of G (1). Copies of the EPC's can be provided upon request.

## Price

Offers on £600,000 + VAT.

## 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.

## Legal Costs

Each party to bear their own legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agent: -

**Michael Steel & Co**  
Richard Barker  
Ben Preston

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 2014/VAL/RB**  
**February 2025**

**Subject to Contract**



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**www.michaelsteel.co.uk**

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.