



HENDERSONS

## THE FORMER JOHN NEWTON'S BUILDER'S YARD, WHITBY

Guide Price £165,000







Hendersons introduce the former John Newtons Builders Yard, a site that includes various units for commercial use. The units offer potential for a variety of uses from storage to workshops or factory space.

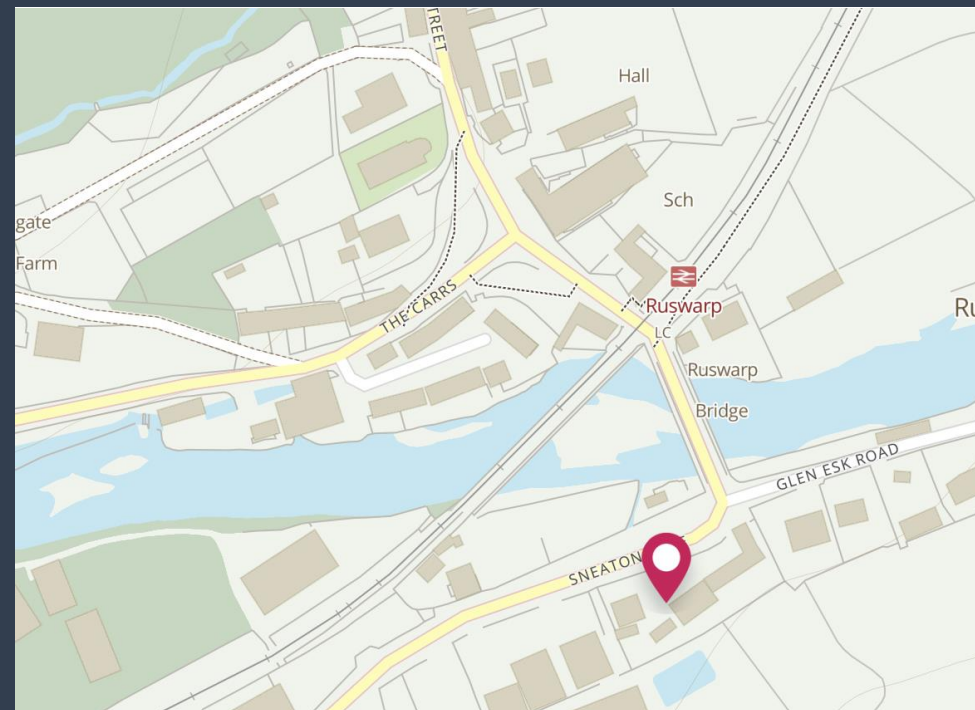
The site comprises of 5 units: a pre-fab office with reception area, built in storage and store room, a detached concrete toilet that has been internally subdivided to incorporate male and female WC facilities, twin nissen huts which have been opened up to offer one open plan workshop, a large container and wooden storage shed. All units sit within a mostly gravelled courtyard with plenty of hardstanding space on a gated commercial premise. Planning permission was granted by the North Yorkshire National Parks to replace the nissen huts and the pre-fab office (like-for-like) to offer potential to lease each unit separately but has since lapsed. Each unit also has light and power with mains water connected to the toilet block. Within the site there is ample parking for several vehicles.

Strategically placed on one of the main routes into Whitby (just 2.1 miles away) on Sneaton Lane in Ruswarp, the location is ideal being surrounded by industrial businesses mainly hosting agricultural or building facilities. There are many amenities in Ruswarp such as a train station with links between Whitby and Middlesbrough, a fuel station, village shop and butchers.

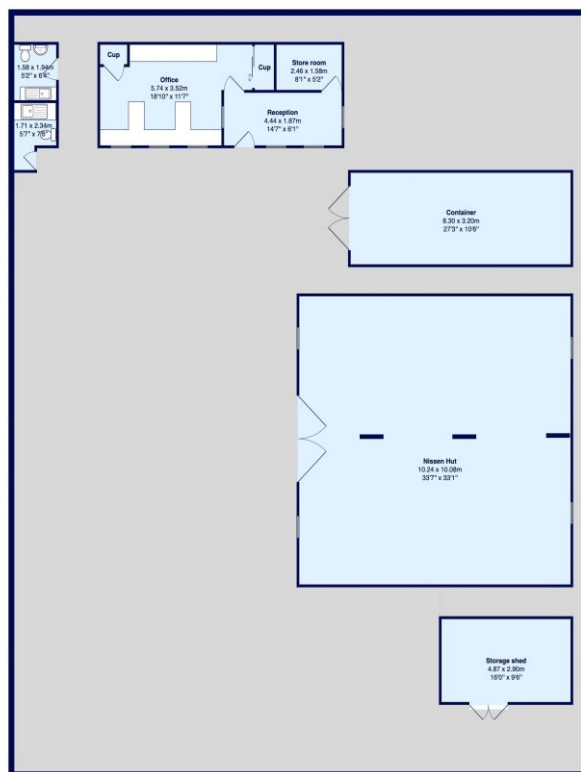
Offered with vacant possession, this freehold site will no doubt gather a lot of interest from local businesses or property investors. For further inspection, call Hendersons today!







**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
Saturday – 9am to 4pm**



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Registered in England and Wales at 21 Flowergate, Whitby, North Yorkshire  
YO21 3BA  
Company No: 09395331 VAT No: 208959178

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