

# The former York Motor Sports Village indoor karting centre and associated parking area



**FOR  
SALE**

Modern Warehouse & Leisure unit with customer parking  
Kathryn Avenue, Monks Cross, York YO32 9JS  
approx. 21,800 sq ft / 2,025 sq m

## Key Features

- Yorks principal out of town retail/leisure and commercial district.
- Suitable for a variety of existing uses, subject to planning.
- Central to one of the regions largest retail and leisure destinations.
- Medium to longer term re-development opportunities, subject to planning.

## Location

Situated in the heart of the UK, York is an attractive vibrant and internationally renowned city considered to be one of the most desirable locations to live, visit and do business. The City is located approximately 25 miles north east of Leeds, 21 miles east of Harrogate and 210 miles north of London.

York benefits from excellent communication links with the city's ring road, the A64 connecting to the A1(M) and provides access to the national motorway via the M62 and M18. As a national rail hub on the east coast main line, York benefits from direct services to London Kings Cross (1 hour 48 minutes), Leeds (21 minutes), Manchester 1 hour 18 minutes) and Edinburgh (2 hours 24 minutes).

## Situation

The subject premises are located off Kathryn Avenue, Monks Cross, approximately 2 miles north west of York city centre and directly adjacent to the northern boundary of the new £40 Million LENR Community Stadium & Leisure project which was completed in 2020. Monks Cross is one of the regions largest retail, leisure and business clusters.

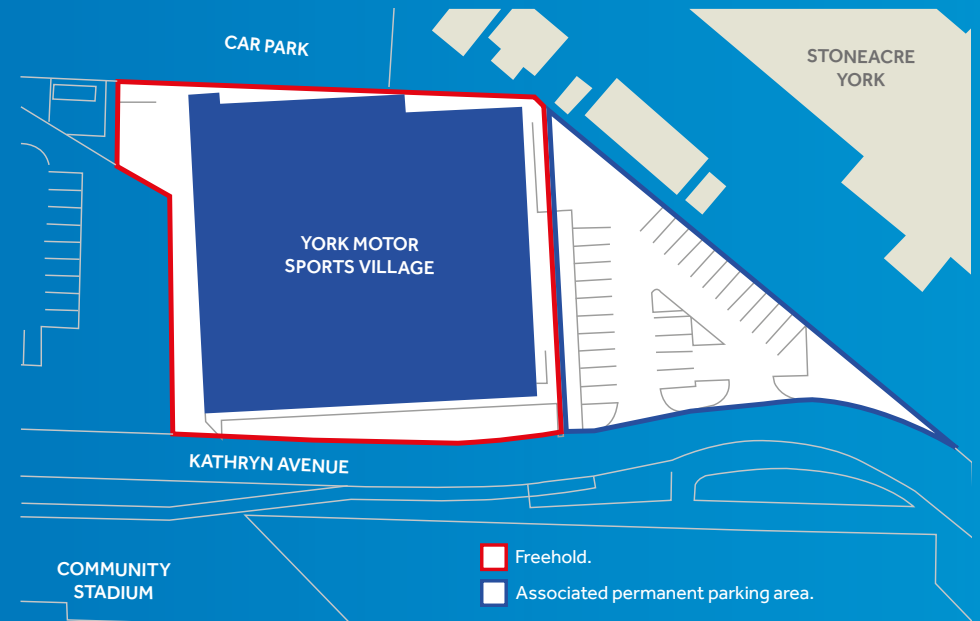
Monks Cross has in excess of 225,000 sq ft of modern office accommodation and is the UK headquarters of the Shepherd Group of Companies and Portakabin on their adjacent 50 acre site. Two major retail shopping destinations in Vangarde Shopping Park (M&S and Next) and Monks Cross Retail Park (Primark, Decathlon, TK Maxx etc) together with Rogers of York combine to provide in excess of 750,000 sq ft of retail floorspace. Leisure destinations include a new Cineworld & Imax multi screen, Hollywood Bowl, Puttstars compliment numerous national and regional restaurant outlets. Food supermarkets are represented by Sainsbury, Asda, M&S, Aldi and Lidl.

## Accommodation

approx. 21,800 sq ft / 2,025 sq m GIA

## Site Area

The site area extends to approx. 0.7 of an acre.



## Tenure

The area edged in red is held freehold and the area edged in blue is owned by The City of York Council but the subject property benefits from the exclusive use of this area in perpetuity under a registered deed.



## Description

The property principally comprises a single pitched butler steel portal framed building with a twin skin profile sheet metal clad roof and combination of brick and infill profile sheet clad elevations to a maximum eaves of 5m. Externally the building is serviced by a dedicated customer parking area, currently marked out for approximately 30 cars, at the Eastern elevation. The western elevation has a single service access strip off Kathryn Avenue to an electrically operated up and over roller shutter loading door and an external plant area which has now been cleared.

Internally the building has been, in part, retrofitted to provide a reception, customer entertainment/function suites, kitchen & catering facilities and an amenity block associated with the buildings current use as an indoor karting racetrack. The balance of the building comprises a clean open space. A high-grade tarmac surface finish has been laid on top of the concrete slab, again for the benefit of the building current use.

The building, we believe, was originally constructed in the late 1980's as a 10-pin bowling alley as part of the leisure complex and facilities associated with the former Huntington Stadium complex which has now been replaced by the new LENR Community Stadium and Leisure facility immediately adjacent. The floor slab currently has a split level associated with this original use.

## Use

The current planning use associated with the existing building is Sui Generous. Alternative uses could be accommodated, subject to planning.



## Price

Offers are sought in excess of £1,500,000 for the freehold interest with the benefit of the permanent rights associated with the adjoining parking area.

## Services

The building is serviced by mains electricity (3 phase) and water.

## Business rates

The premises as of 1st April 2023 have a rateable value of £70,000.

## EPC

A copy of the EPC report is available upon request.

## VAT

The premises are elected for VAT which will be payable on the purchase price.



## Further Information

For further information and for viewing arrangements please contact the sole agent :

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