



TOTAL APPROX. FLOOR AREA 2802 SQ.FT. (260.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£200,000
 12A WEST ROAD, FILEY, YO14 9LP

- Possible Building Land
- Lapsed Planning Permission
- Warehouse And Yard
- Road Fronted

A FORMER SHELLFISH FACTORY SITUATED JUST ON THE FRINGE OF THE TOWN CENTRE OF THE INCREASINGLY POPULAR COASTAL TOWN OF FILEY. THIS 2800 SQ FT WAREHOUSE WITH AN ALMOST EQUAL SIZE YARD HAS FORMERLY HAD PLANNING PERMISSION GRANTED FOR RESIDENTIAL CONVERSION. A DIVERSE BUILDING THAT COULD BE USED FOR A VARIETY OF USES WITH THE NECESSARY PERMISSIONS.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

WAREHOUSE AREA
49' x 24' (14.94m x 7.32m)

REAR STORAGE
33' x 14' 7" (10.06m x 4.44m) max.

WALK IN FRIDGE
11' x 6' (3.35m x 1.83m)

STORAGE
20' x 8' 7" (6.1m x 2.62m)

WALK IN FRIDGE
12' x 5' 6" (3.66m x 1.68m)

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12' x 5' 6" (3.66m x 1.68m)

WC

WC

OFFICE
12' x 10' 10" (3.66m x 3.3m)

STORE
13' x 10' (3.96m x 3.05m)

STORE
13' x 10' (3.96m x 3.05m)

FREEZER
20' x 14' 2" (6.1m x 4.32m)

YARD