

For Sale
Offers in Excess of £600,000

CGI IMAGE



Freehold Commercial Development Opportunity

0.228 ACRES (0.09 HECTARES)

FORMER NORTH ROAD GARAGE, NORTH ROAD, HORSEFAIR, BOROUGHBRIDGE,
YORKSHIRE, YO51 9AQ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent roadside position on Horsefair, Boroughbridge
- Excellent connectivity, approximately 1 mile from Junction 48 of the A1(M)
- Total site area of approximately 0.228 acres (0.093 hectares)
- Suitable for a variety of commercial or redevelopment opportunities (subject to planning)
- Planning consent for convenience store and associated works ([North Yorkshire Council Planning Portal](#))
- Held freehold under Title Numbers NYK179091 (0.140 acres) and NYK252089 (0.088 acres)
- Offers in Excess of £600,000 exclusive



LOCATION

The site occupies a highly prominent roadside position upon Horsefair (A6055), within Boroughbridge, North Yorkshire, approximately 17 miles north-west of York and 11 miles south-east of Ripon. The site benefits from excellent connectivity, being situated just 1 mile from Junction 48 of the A1(M), providing direct access to the national motorway network and making it an attractive location for trade, industrial and commercial occupiers.

Boroughbridge is a thriving North Yorkshire market town with a strong mix of independent retailers, national operators and established local businesses. The site is located close to the town centre and serves a wide catchment area across Harrogate, York, Ripon and the surrounding rural communities. Its prominent frontage, high levels of passing traffic and excellent accessibility make it a well-positioned commercial location.

DESCRIPTION

North Road Garage comprises a well-established commercial property occupying a prominent site on Horsefair, Boroughbridge. The property is held freehold under two separate titles, extending to a total site area of approximately 0.228 acres (0.093 hectares).

Historically operating as a motor trade premises, the property offers a versatile opportunity suitable for a range of commercial uses, subject to any necessary planning consents. The site provides a combination of workshop, storage and ancillary accommodation together with external yard and parking areas, making it suitable for continued automotive use or alternative trade counter, industrial, warehouse or redevelopment opportunities (subject to planning).

The site benefits from a strategic location close to the A1(M) with excellent roadside prominence and established commercial setting.

SERVICES

We assume that all mains services are connected to the property. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

SALE PRICE

Offers in Excess of £600,000 exclusive.

VAT

VAT is applicable and will be charged at the prevailing rate.

TITLE/TENURE

The site is held Freehold under Title Numbers NYK179091 (0.140 acres) and NYK252089 (0.088 acres).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,250, with effect from 1st April 2026.

Interested parties are advised to clarify the rates payable directly with the Local Rating Authority (North Yorkshire Council).

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

USE

It is the responsibility of the Proposed Purchaser to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (North Yorkshire Council).

The premises has planning consent for the demolition of existing buildings and erection of a convenience foodstore (Use Class Class E (A)) to include access, car parking, service yard, external plant area and associated works. Please click the link to be taken directly to the planning portal - [North Yorkshire Council Planning Portal](#).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Adam Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ adam.westwell@turnerwestwell.co.uk

Nathan Broughton | Graduate Surveyor

BSc (HONS)

☎ 01257 441474 ✉ nathan.broughton@turnerwestwell.co.uk



