



4, The Balloon Tree Business Units, Stamford Bridge Road, Gate Helmsley, £14,000 Per Annum

A modern and well-located business unit, located to the rear of The Balloon Tree Cafe & Farm Shop. The open plan nature and good eaves height offers flexible use for a variety of occupiers with Use Class E.

The wider site benefits from excellent road frontage, having straightforward access for cars and light commercial vehicles. The site enjoys convenient links to York city centre and the regional road network, including the A64 and A1079, providing easy access across North and East Yorkshire.

Gross Internal Area: 141.4 sq.m (1,522 sq.ft).



DESCRIPTION

The property provides a modern, open-plan business unit of circa 141.4 sq.m (1,522 sq.ft), having roller shutter door access, in addition to a toilet facility.

The unit is suitable for a variety of uses within planning Use Class E (Commercial, Business and Service). The sale of food or drink products to the general public will not be permitted.

Constructed from a steel portal frame, the walls are clad with concrete panels to the lower part and profile metal sheeting above, surmounted by a profile sheet roof within incorporated roof lights.

LOCATION

The property is located to the rear of the well-renowned Balloon Tree Cafe & Farm Shop, on Stamford Bridge Road to the east of York city centre.

The wider site benefits from good road frontage and accessibility, with easy access for cars and light commercial vehicles, serving York and the wider surrounding area. The location provides convenient links to the A64 and A1079, offering access to the regional road network and East Yorkshire.

SERVICES

We understand that mains supplies of water, electricity and drainage are connected.

TERMS

The property is available on a minimum 3 year term on a full repairing and insuring basis. The tenant is to be responsible for a fair share of utility costs and business rates, where applicable. A rental bond equivalent of 3 months rent will be payable to the landlord, to be held for the duration of the tenant's occupation.

LOCAL AUTHORITY

North Yorkshire Council.

BUSINESS RATES

Require assessment.

PLANNING

Use Class E (Commercial, Business and Service). ZE25/01117/FUL.

ENERGY PERFORMANCE CERTIFICATE

Exempt - low energy use building.

VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

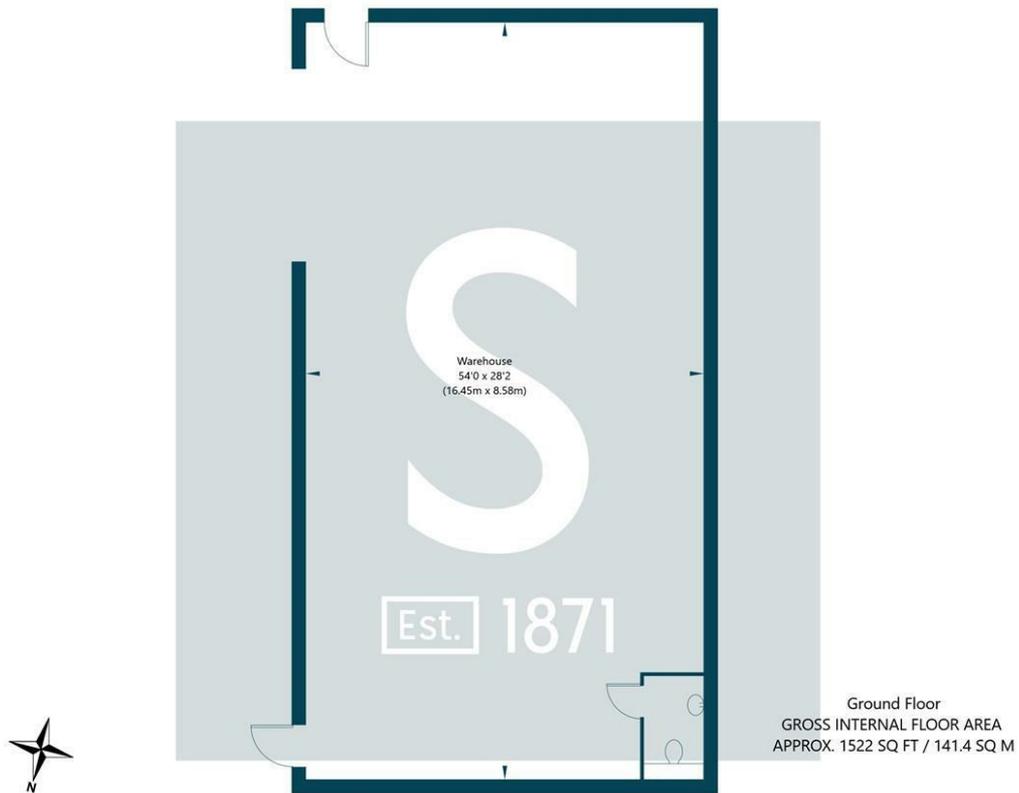
COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

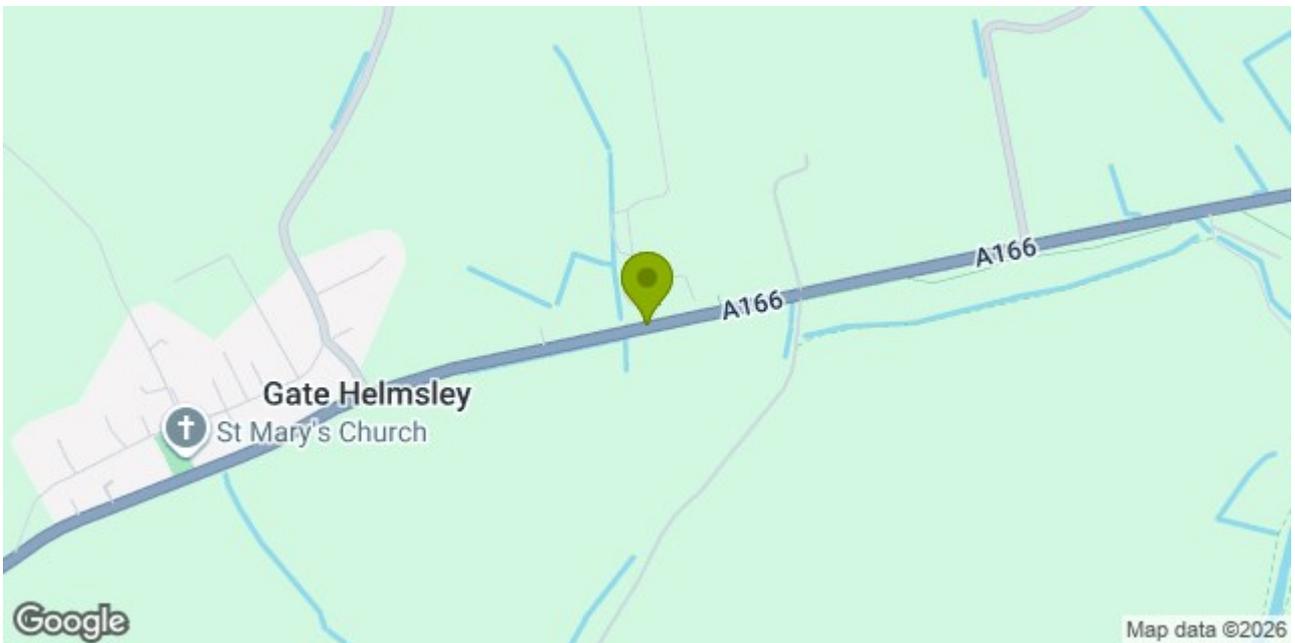
VALUE ADDED TAX

All figures quoted are exclusive of VAT. We understand that the property is elected to tax.

Unit 4, Balloon Tree Business Units, Stamford Bridge Road, Gate Helmsley, York, YO41 1NB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1522 SQ FT / 141.4 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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