

WATERHOUSE

Commercial Surveyors

TO LET

GROUND AND FIRST FLOOR SHOP / OFFICE

1,930 SQ FT (180 SQ M)



37 THE VILLAGE

(UNIT 10, HAXBY SHOPPING CENTRE)

YORK YO32 2LU

LOCATION

Haxby Shopping Centre is situated approximately 4 miles due north of York City centre immediately adjacent to the A1237, York's outer ring road.

The premises are situated on the main street adjacent to Sainsbury's supermarket. There is off-street car parking to the front and a large car park to the rear.

The premises occupy a prominent trading position at the entrance to the Shopping Centre. Other traders include Thomas the Baker and Fultons Foods, Coral and Cooplands bakery.

ACCOMMODATION

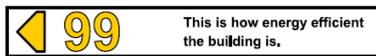
The premises comprise a ground floor retail unit and first floor offices and comprises the following approximate net internal floor areas:

| | |
|--------------------------------|-------------|
| Internal width (max) | 25 ft |
| Return frontage | 21 ft 4 in |
| Shop depth | 49 ft 3 in |
| Ground floor sales | 1,120 sq ft |
| First floor office / ancillary | 810 sq ft |

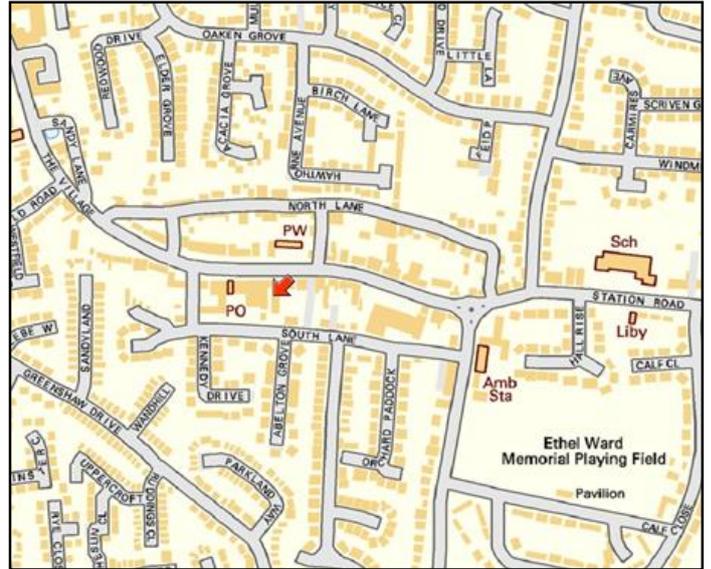
SERVICES

Mains water, electricity and drainage are connected to the premises.

ENERGY PERFORMANCE CERTIFICATE



LOCATION PLAN



LEASE TERMS

The premises are available to let by way of a new 10 year lease, subject to an upward only rent review at the end of the year, on effective full repairing and insuring terms.

In addition to the rent, the tenant will be required to pay a service charge to cover the cost of insuring, repairing, maintaining, managing and cleaning to common areas.

RENTAL

£ 25,000 per annum

RATES

We understand that the property is assessed for rating purposes as follows:

Rateable Value £17,250 (2010 Rating List)

Rates Payable £8,315

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation and execution of the lease.

VIEWINGS

Strictly by prior appointment with the sole agents Waterhouse Commercial Surveyors.

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