

WATERHOUSE

Commercial Surveyors

TO LET

SHOP UNIT

WITH A5 CONSENT

61.5 SQ M (662 SQ FT)



UNIT 4

ACOMB WOOD SHOPPING CENTRE

ACOMB WOOD DRIVE

YORK

YO24 3XN

LOCATION

Acomb Wood Shopping Centre is situated in the heart of the residential suburbs of Woodthorpe and Foxwood, approximately 3.5 miles south west of York City Centre.

The property is adjacent to the Quaker Wood Public House on Acomb Wood Drive. Other retailers at Acomb Wood Shopping Centre include Tesco Express, Saffron Spice and Silver Pearl Takeaway.

DESCRIPTION

The development comprises a single storey community shopping facility of brick construction under pitched roofs. There are a total of seven individual retail units with ample parking on a tarmacadamised surface and excellent loading facilities.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Frontage 6.14 m 20 ft 2 in

Depth 10.5 m 34 ft 6 in

Ground Floor 61.5 sq m 662 sq ft

WC

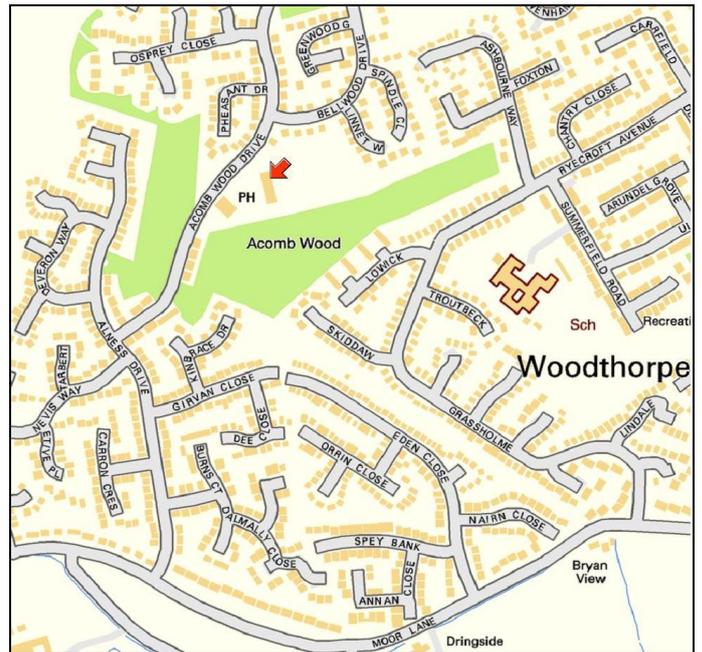
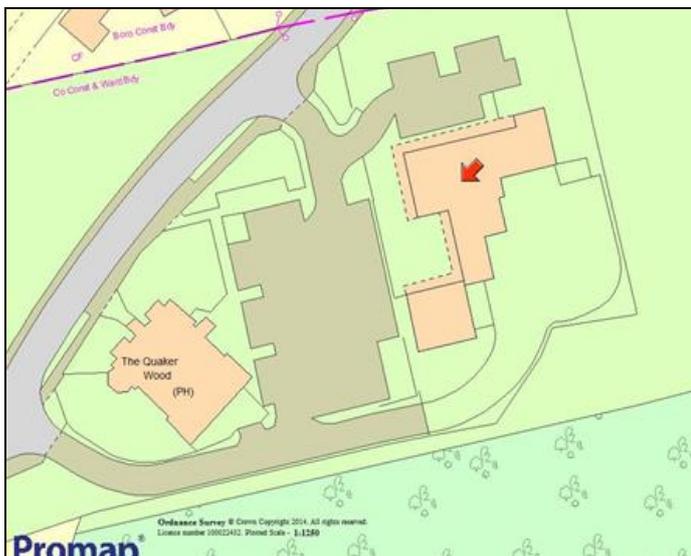
SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The unit has a performance rating of **D (81)**

Certificate ref no.; 0960-0931-1750-2777-8002



LEASE TERMS

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of nine years, subject to upward only rent reviews at the end of each third year of the term.

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 the common and landscaped areas.

RENTAL

£11,000 per annum.

RATES

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

Rateable Value £9,000 (2010 Rating List)

Rates Payable £4,239 (2012/2013)

VAT

VAT is payable on the rental.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment with the sole agents Waterhouse Commercial Surveyors Tel. 01904 622226.