

TO LET

RETAIL UNIT WITH A5 CONSENT

**UNIT 4 ACOMBWOOD  
SHOPPING CENTRE, YORK**



**LOCATION**

Acombwood 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 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 tarmacadamed surface and excellent loading facilities..

**ACCOMODATION AND DIMENSIONS**

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

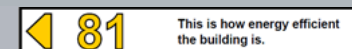
Frontage	6.14 m	20 ft 2 in
Depth	10.5 m	34 ft 6 in
Ground Floor	61.5 sq m	662 sq ft

WC

**SERVICES**

Mains water, gas, electricity and drainage are connected to the property.

**EPC**



## UNIT 4 ACOMBWOOD SHOPPING CENTRE, YORK



### RATEABLE VALUE

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

Rateable Value	£9,000 (2010 Rating List)
Rates Payable	£4,239

### RENT

£12,000 per annum.

### 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.

### VAT

All monies are exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal cost incurred in the transaction.

### FURTHER INFORMATION

For further information please contact

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