



Location

The property occupies a prominent situation on the corner of Carr Lane and York Road on a busy intersection opposite Front Street, the main shopping hub of the popular suburb of Acomb, situated approximately 2.4km (1.5 miles) due west of York city centre.

Nearby are a mix of shops, cafés and offices with notable retailers including Boots, Morrisons, Lloyds bank, Thomas the Baker, and Peacocks.

Description

The property is of traditional brick load bearing construction beneath a pitched slate roof.

Ground floor 925 sq ft

2 car parking spaces

First floor residential 720 sq ft

Lounge, kitchen, 3 bedrooms, bathroom and WC

1 car parking space and 1 garage

Tenure

The property is freehold.

Services

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

EPC

Ground floor retail



First floor residential





Tenancies

Ground floor retail

Let to New Daffodil Limited (formerly Halifax Estate Agents Limited) trading as Reeds Rains For a term of 5 years from 01 January 2019, at a current rent of £19,700 per annum exclusive on effective FRI terms with a tenant only break at the end of the third year.

New Daffodil Limited is a wholly owned subsidiary of LSL Property Services PLC.

At year ending 31 December 2013, LSL Property Services PLC had pre-tax profits of £23m with a retained profit of £6m and net assets of £142m.

First floor residential

Let to Mr Andrew Di-Giorgio on an Assured Shorthold Tenancy for a term of 12 months from 01 September 2019 at an annual rental of £9,300 per annum.

The garage is let on a separate 12 month licence at a rent of £500 per annum.

The total income for the property is £29,500 per annum.

Price

Offers in the region of £425,000 will be considered, reflecting an initial gross yield of 7%.

The property is not registered for VAT.

Legal Costs

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

Further Information

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