

RETAIL / RESIDENTIAL INVESTMENT FOR SALE

1 CARR LANE YORK



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

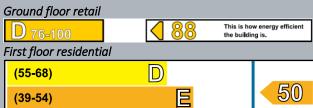
Tenure

The property is freehold.

Services

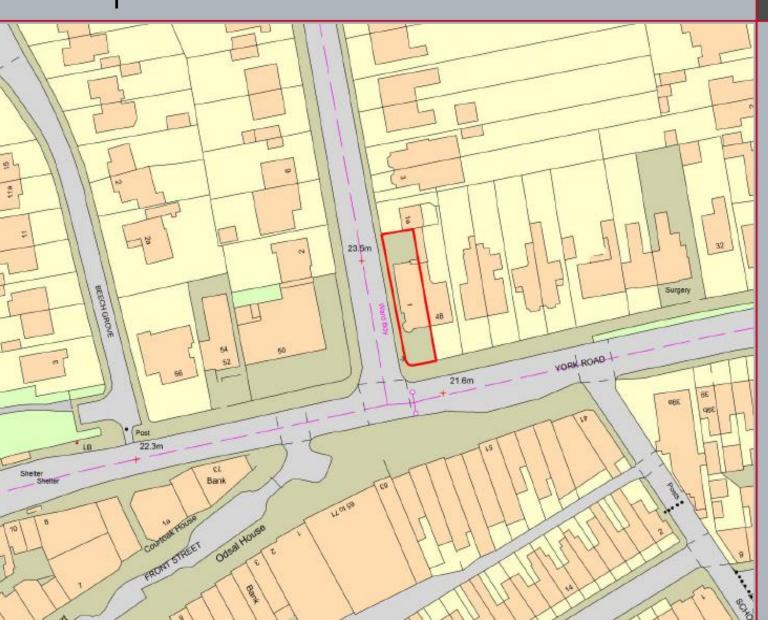
Mains electricity, water and drainage are connected to the premises.

EPC





Stapletonwaterhouse



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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 pretax 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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