



### Location

The city of York has a dynamic and well-balanced economy is well placed to benefit from inward investment over the coming years.

Major occupiers include Nestle, Network Rail, Aviva, Shepherd Building Group, Northern Rail and Hiscox Insurance . The city also has two of the most outstanding universities.

It is one of the United Kingdom's major tourist destinations, ranked second only to London, boasting attractions including York Minster, the City Walls, The Jorvik Museum, York Barbican and The National Railway Museum amongst others.

### Situation

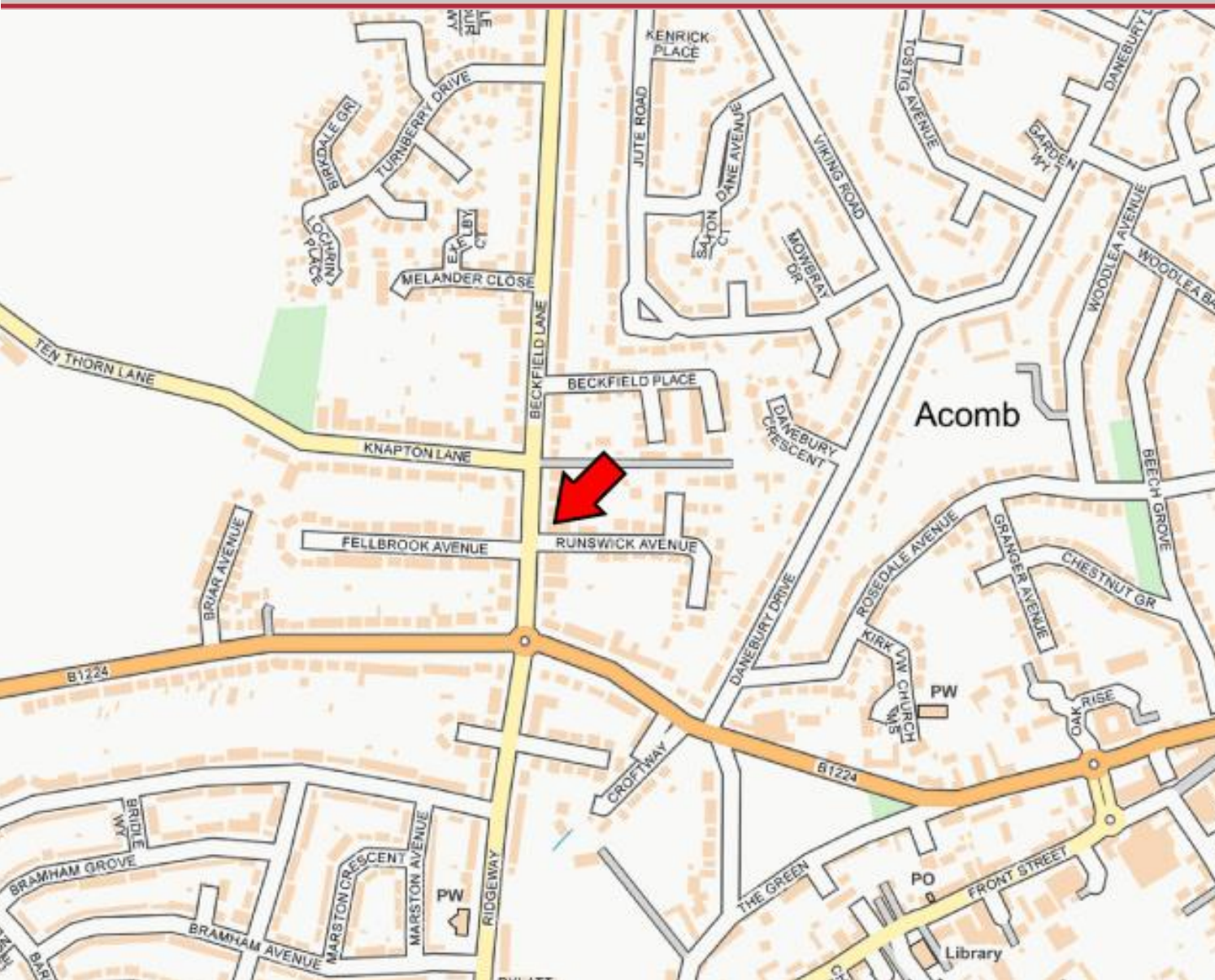
The property is located in the busy and populous suburb of Acomb, approximately 2 miles west of York city centre.

The subject premises occupy a prominent situation at the junction of Beckfield Lane and Runswick Avenue.

The surrounding property is mainly residential, although there is some supporting retail.

There is customer car parking immediately to the front of the property.





### Description

The premises form ground floor retail, with basement and external storage.

The unit is currently a convenience store and would likely suit continuation of this type of use.

Above the premises are two residential flats which are in the same ownership as the subject premises.

### Floor areas

The premises provide the following gross internal floor areas:

<i>Ground floor</i>	<i>sales</i>	<i>1,500 sq ft</i>
	<i>ancillary</i>	<i>400 sq ft</i>
	<i>external</i>	<i>240 sq ft</i>
<i>Basement</i>	<i>ancillary</i>	<i>260 sq ft</i>
<i>Total</i>		<i>2,400 sq ft</i>

### Planning

The property is not situated within a conservation area, nor is the property listed.

The use is designated as E, under the new Use Classes Order (2020). Under this use class the following will be permitted: Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.

### EPC

An EPC has been commissioned and will be available shortly.

### Services

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

### Rateable value

The premises have a rateable value of £23,250.

### Rental

£25,000 per annum, payable quarterly in advance. The above rental is not subject to VAT.

### Terms

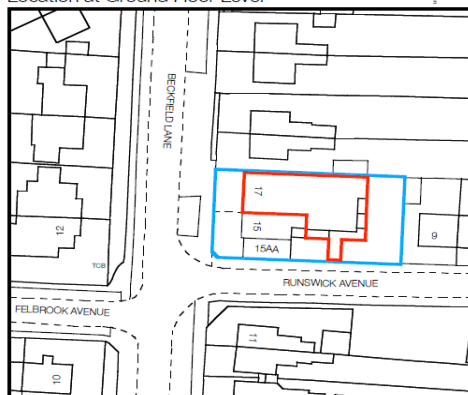
The unit are available to lease by way of a new 10 year effective full repairing and insuring lease, subject to upward only rent review at end of fifth year of the term.

The shop is available to let from September 2021.

### Further Information:

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OS Map extract Crown Copyright  
Metric Scale 1 : 1250  
Location at Ground Floor Level



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