

TO LET FIRST FLOOR OFFICE

UNIT 1A HAXBY SHOPPING CENTRE YORK, YO32 2LU



Location

Haxby Shopping Centre is situated approximately 4 miles due north of York City Centre, immediately adjacent to the A1237, York's outer ring-road. There is off-street car parking to the front of the shopping centre and a further car park to the rear.

The premises occupy a prominent position within Haxby Shopping Centre being located at the front of the shopping centre overlooking The Village, the main street through Haxby.

Description

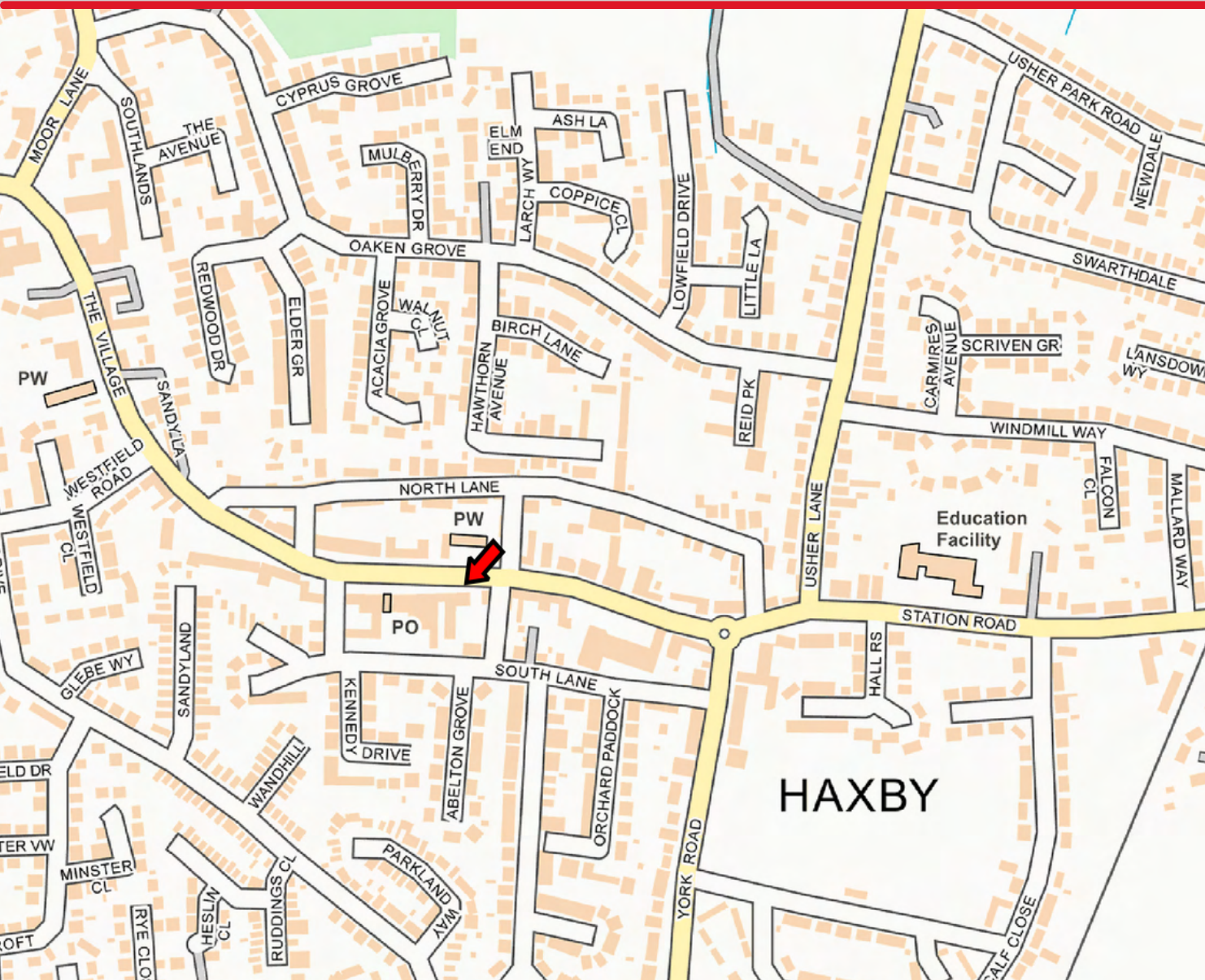
The premises comprise a first floor office suite with separate entrance door.

Accommodation

The unit provides the following approximate net floor areas:

First Floor Office Suite 1,050 sq ft

Please see plan of the premises on page 3 of this brochure, please note, some internal partitions have been altered since the plan was drawn.



Services

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

Planning

The property is not listed. It is situated in a conservation area.

EPC

101-125

E

101 | E

Lease Terms

The property is offered on a five year lease term on full repairing and insuring terms.

Rent

£12,000 per annum exclusive.

Rates

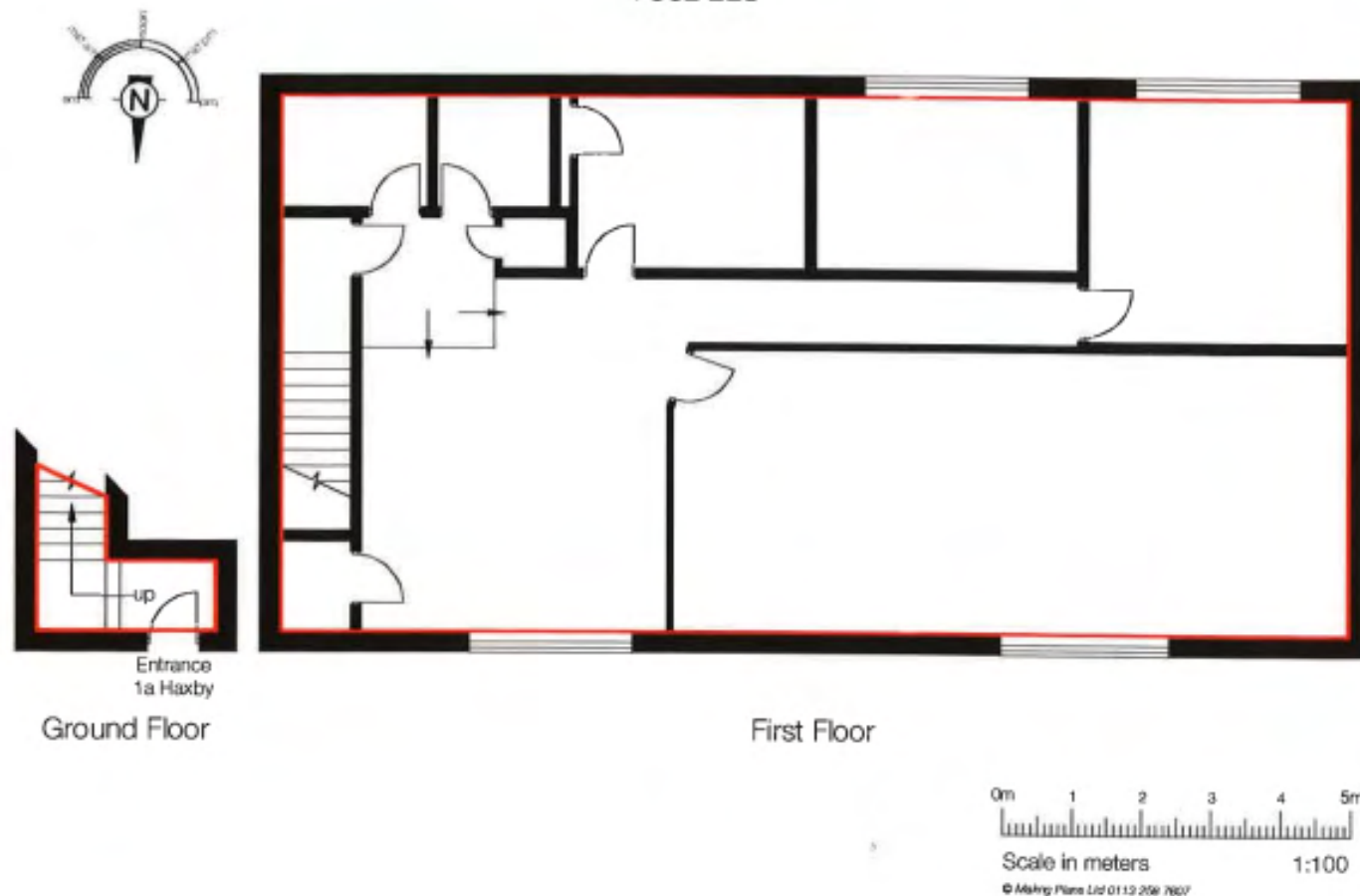
Rateable Value	£8,300
Rate Payable	£4,067

Based on the above, we expect that 100% small business allowance will be available.

TO LET FIRST FLOOR OFFICE

UNIT 1A HAXBY SHOPPING CENTRE YORK, YO32 2LU

Unit 1a
Haxby Shopping Centre
Haxby
York
YO32 2LU



Service Charge

There is a service charge of £1591.63 per annum.

VAT

All costs exclusive of VAT.

Legal Costs

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

Further Information

David Waterhouse david@stapletonwaterhouse.com