

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.

2 Bar Lane York YO1 6JU

01904 622226

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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.

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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.

OAKEN GROVE **EPC** WINDMILL WAY STATION ROAD PO ≺ DRIVE LD DR **HAXBY**

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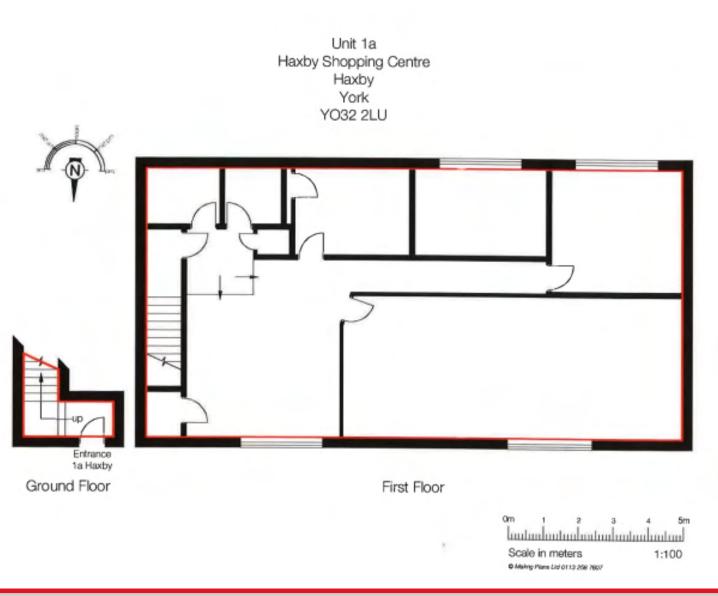
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Service Charge

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 <u>david@stapletonwaterhouse.com</u>

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