

**UNIT 7, ACOMBWOOD SHOPPING CENTRE  
YORK, YO24 3XN**

**SHOP TO LET**

**STAPLETON  
WATERHOUSE**



**Location**

The premises are situated in a small commercial centre, anchored by a Tesco Express store between Woodthorpe and Foxwood, lying about 3 miles to the west of York City Centre in a densely populated residential area.

**Description**

The premises comprise a spacious ground floor shop with a staff room, store room, and WC to the rear.

**Accommodation**

The premises have the following gross internal areas:

**675 sq ft**

**Services Included**

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

**EPC**

51-75

**C**

75 C

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

# UNIT 7, ACOMBWOOD SHOPPING CENTRE YORK, YO24 3XN

## SHOP TO LET

# STAPLETON WATERHOUSE



### Planning

The property lies within a conservation area.

Use Class E - Such as retail, office, cafe and medical use as designated under the new Use Class Order (2020).

### Rates

Rateable Value:	£10,250
Rates Payable:	£5,022.50

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

### Rent

£8,000 per annum.

### Lease Terms

New five year lease on full repairing and insuring terms.

### VAT

All costs exclusive of VAT.

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

# UNIT 7, ACOMBWOOD SHOPPING CENTRE YORK, YO24 3XN

## SHOP TO LET

# STAPLETON WATERHOUSE

### Legal Costs

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

### RICS Code for Leasing Premises

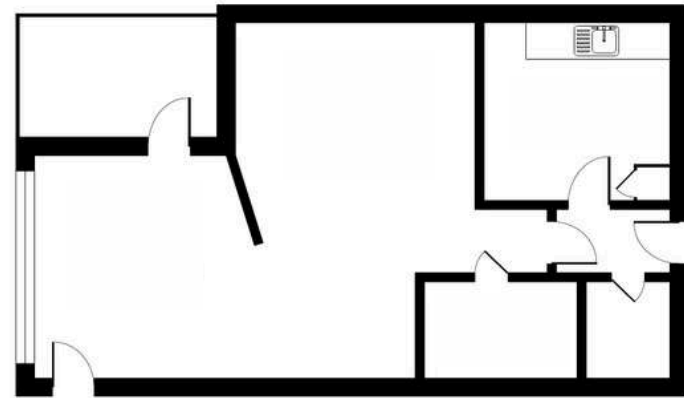
If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

### Further Information

Meggan Godwin  
meggan@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU

01904 622 226



GROUND FLOOR



Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)