

**UNIT 2, HAXBY SHOPPING CENTRE, YORK, YO32 2LU**

**GROUND FLOOR SHOP TO LET**

**STAPLETON  
WATERHOUSE**



#### 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 recently redecorated ground floor retail unit.

#### Accommodation

The unit provides the following approximate dimensions net floor areas:

<i>Internal width</i>	<i>14 ft</i>
<i>Internal depth</i>	<i>31 ft 9 in</i>
<i>Ground Floor Retail</i>	<i>554 sq ft</i>

#### Services

Mains, electricity, water and drainage connected.

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

# UNIT 2, HAXBY SHOPPING CENTRE, YORK, YO32 2LU

## GROUND FLOOR SHOP TO LET

# STAPLETON WATERHOUSE



### Planning

The property does not lie in a conservation area and is not listed.

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

### EPC Rating

B 31

### Lease Terms

The property is offered on a five-year lease on internal repairing and insuring terms with the tenant responsible for insuring the shop front/glazing and to contribute a fair proportion toward external repairs and building insurance.

### Service Charge

A quarterly service charge is levied by the landlord to include repairs, maintenance, property management, health and safety, and cleaning. Current fee is £720 plus VAT per quarter.

### Rent

£18,000 per annum.

### VAT

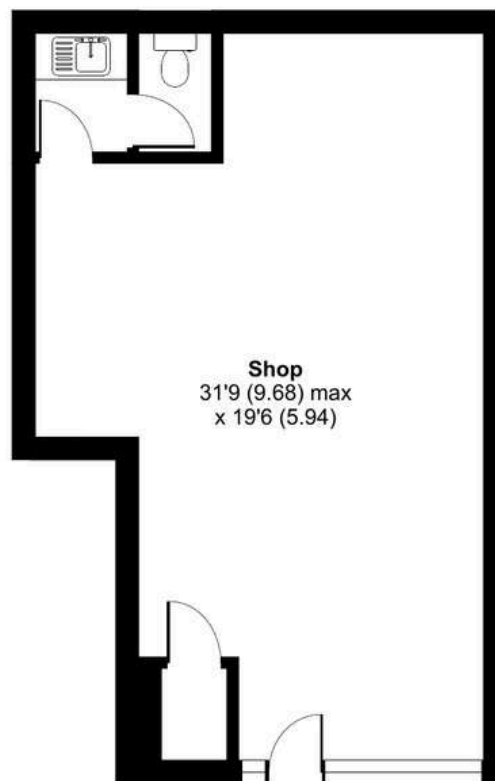
All costs exclusive of VAT.

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

# UNIT 2, HAXBY SHOPPING CENTRE, YORK, YO32 2LU

## GROUND FLOOR SHOP TO LET

# STAPLETON WATERHOUSE



GROUND FLOOR

### Rates

We understand that the office unit is assessed for rating purposes as follows:

Rateable Value: £11,750

Rates Payable: £5,757.50

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

### 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

01904622226

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)