

50 YORK ROAD, ACOMB, YORK, YO24 4LZ

RETAIL TO LET

STAPLETON  
WATERHOUSE

#### Location

The property is situated in the lively and thriving up and coming area of Acomb with many high quality, independent retailers such as Bluebird Bakery, The Hand, and Sojo Bistro next door, along with a number of national operators including Thomas the Baker and The Co-Op.

The property occupies a prominent situation on York Road, joining a busy intersection with Front Street, the main shopping and pedestrianised hub of the popular suburb of Acomb. Acomb is situated approximately 1.5 miles west of York city centre.

#### Description

The property is a ground floor end of terrace unit with an open plan retail area to the front which comprises a prominent display area fronting onto York Road. To the rear are staff facilities, office/storage and WC's.

#### Accommodation

The unit provides the following approximate dimensions and net floor areas:

Shop Width 18 ft 7 in      Shop Depth 34 ft 3 in

Ground Floor Sales	550 sq ft
Storage/Ancillary	425 sq ft
<b>Total</b>	<b>975 sq ft</b>

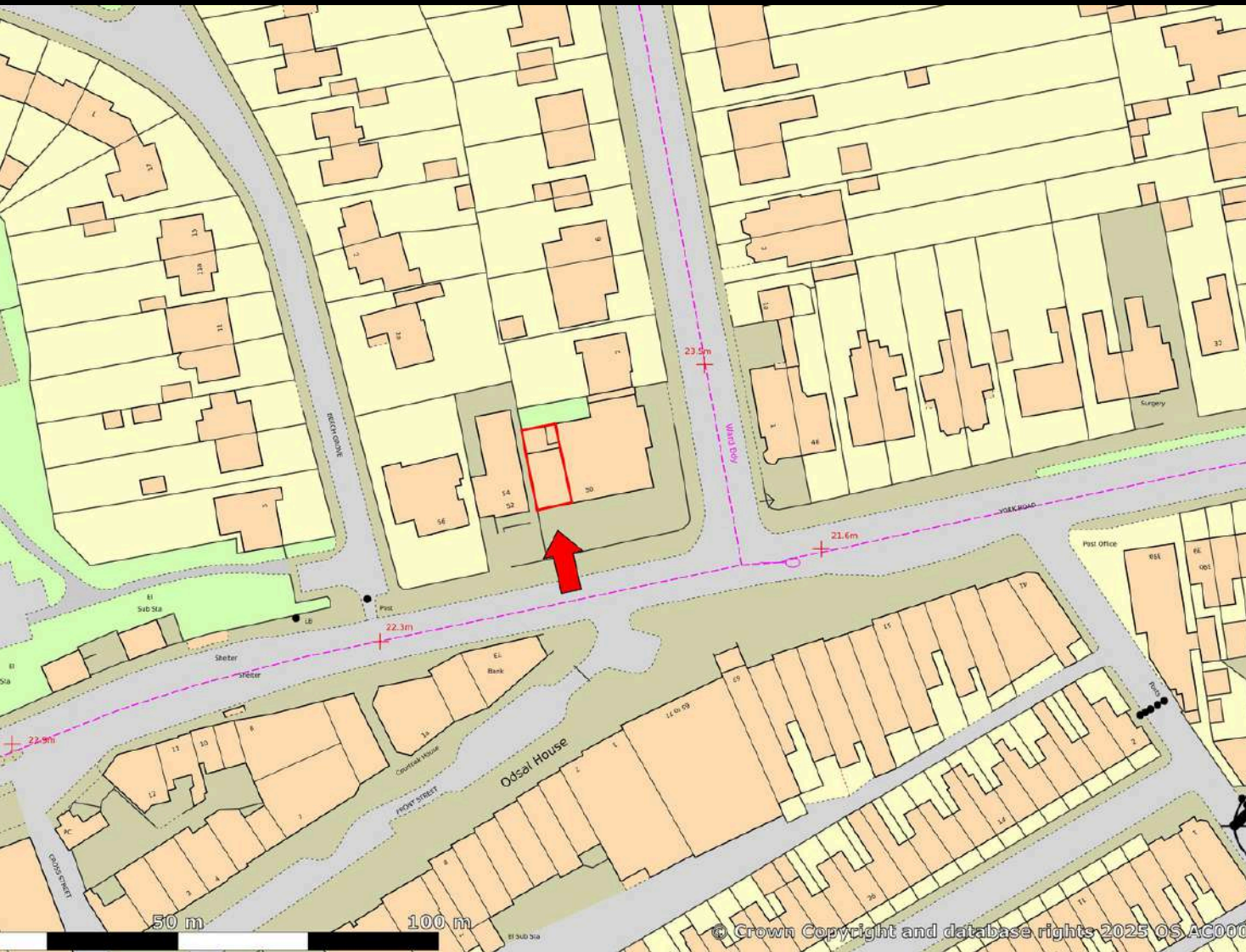
[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)



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### Services

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

### Planning

The property is not listed.

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

### EPC

51-75

C

63 C

### Lease Terms

The property is offered on a new five-year lease on effective full 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.

### Rent

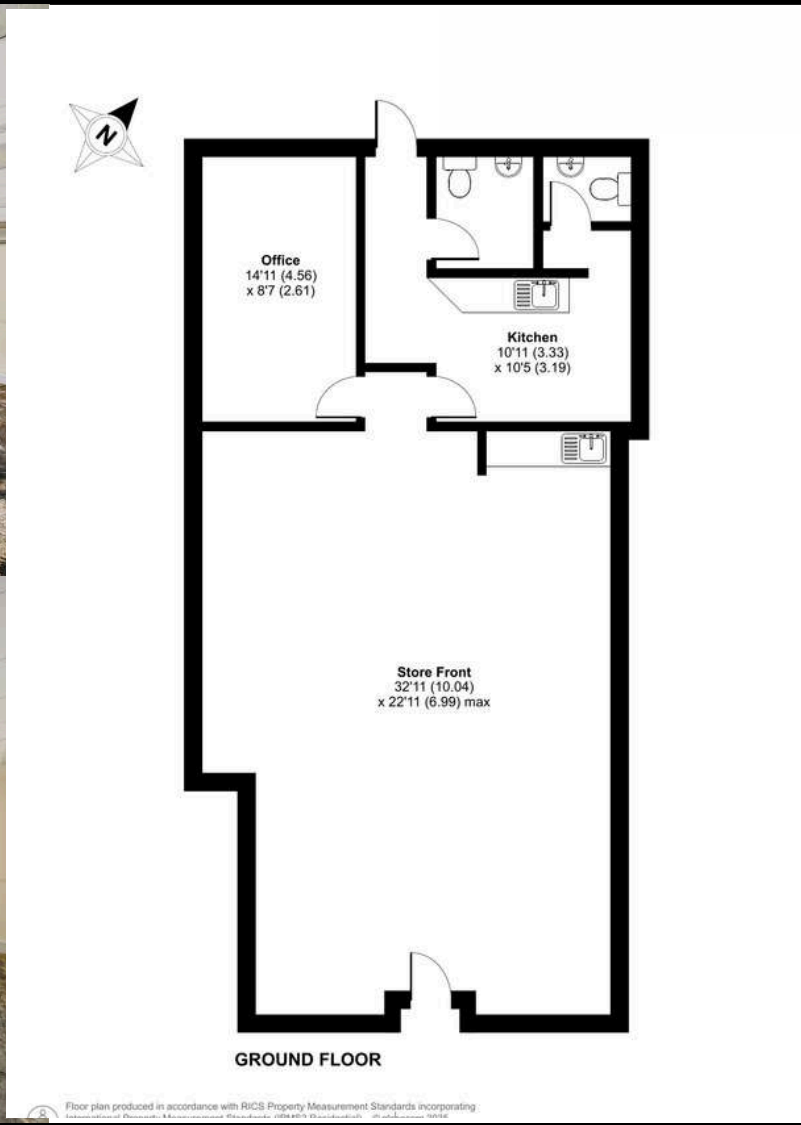
£20,000 per annum plus VAT

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### Rates

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

Rateable Value: £16,000

Rates Payable: £7,840

### VAT

All costs exclusive of VAT.

### 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

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