



Nabarro McAllister & Co.

C h a r t e r e d S u r v e y o r s

TO LET LOCK UP SHOP/SHOWROOM

201 ACOMB ROAD, YORK, YO24 4HD



We give below brief details of a lock up shop/showroom, situated just off Acomb Road in a busy suburban locality in York.

**Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822
info@nabarromcallister.co.uk**

Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.
**Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY**

- DESCRIPTION:** The premises comprise a lockup shop/showroom unit built around a steel portal frame with external walls clad partly in brick and partly in profile sheeting under an asbestos cement sheet roof. There is a roller shutter door behind which is a timber and glazed shop front and there are two car parking spaces.
- LOCATION:** The premises stand at the rear of Just Bathrooms just off Acomb Road at York in a busy commercial locality.
- ACCOMMODATION:** The accommodation comprises
- MAIN SHOWROOM AREA with solid floor and glazing at high level.
- KITCHEN AREA with single drainer stainless steel sink and range of fitted units.
- LOBBY
- WC with wash basin and WC
- The internal area extends to 162 sq.m (1744 sq ft.)
- TERMS:** The property is offered on a new effective full repairing and insuring lease for a term of 3 years or multiples of 3 years at a commencing rent of £15,000 per annum. With rent reviews at 3 yearly intervals.
- RATEABLE VALUE:** We understand the property is assessed for rating purposes on enquiry of the Valuation Office Agency website at rateable value £10,500.
- LEGAL COSTS:** The tenant will be responsible for the landlords reasonable costs in the preparation of a new lease.
- VIEWING:** Strictly by appointment with Nabarro McAllister & Co.

SUBJECT TO CONTRACT

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



Leaping Lizards
Fawcett House, 201 Acomb Road
York
YO24 4HD

Certificate Reference Number:
0020-6905-0334-8450-4074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 72

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 151

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 94.76

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

59 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
Property Reference:	673054580000
Assessor Name:	James Homer
Assessor Number:	STRO001213
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Nabarro McAllister & Co
Employer/Trading Address:	Devonshire Lodge, Devonshire Ave, Leeds, LS8 1AY
Issue Date:	09 Feb 2014
Valid Until:	08 Feb 2024 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9687-4052-0043-0400-4505

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.