

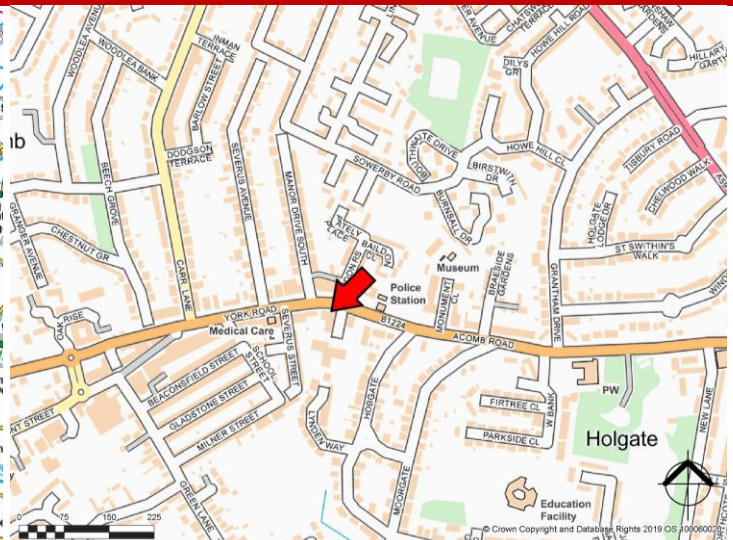
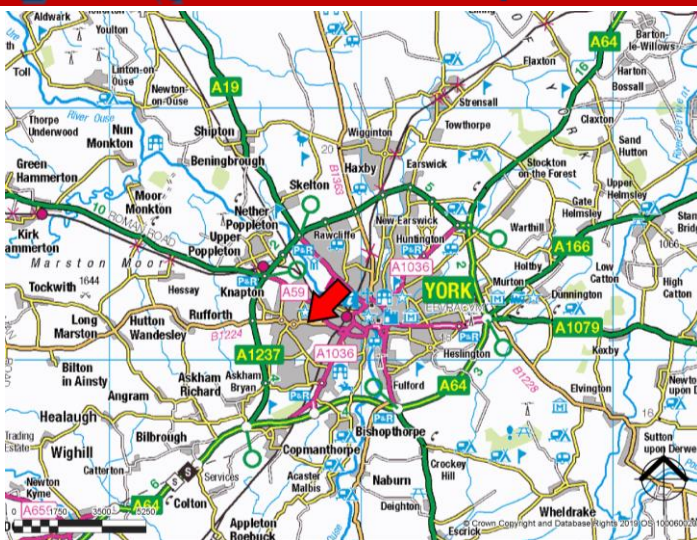
PROMINENT RETAIL SHOP TO LET

4,775 SQ FT (443.6 SQM)



201 ACOMB ROAD
YORK
YO24 4HD

- **PROMINENT POSITION**
- **DUAL ASPECT SHOP WINDOW**
- **FORMER BATHSTORE SHOWROOM**
- **CUSTOMER PARKING**



LOCATION

The property is situated in a very prominent position on Acomb Road in a busy retail area. York City Centre is 1 mile to the East.

DESCRIPTION

The available space comprises a self-contained Ground Floor retail shop/showroom. The property benefits from a double frontage, curtain wall glazing, customer parking for 6 cars and air-conditioning. Nearby occupiers include a Co-op, Euronics and St Leonards' Hospice.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	443.6	4,775

SERVICES

The property benefits from mains water, drainage, and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

RATING

The property has the following entry in the 2017 Rating List. Interested parties should confirm these with the local authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
Showroom & Premises	£42,500	£21,037

PLANNING

The property has been in A1 retail use for many years. Other changes of use may be permitted. Interested parties should make their own enquiries with the local authority.

RENTAL

£49,500 exclusive

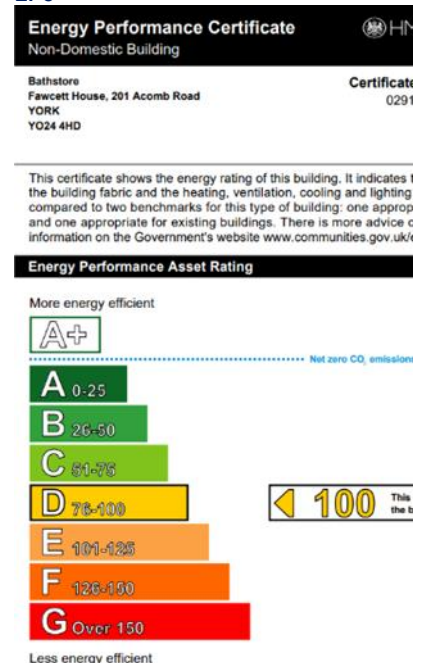
TENURE

Available by way of a new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

VAT

Our client has advised us that VAT is applicable on this transaction. Your legal adviser should verify.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarro-mcallister.co.uk

Tel: 0113 266 7666

JOINT AGENT

Miles Lawrence, Lawrence Hannah
01904 659800

REF:
SUBJECT TO CONTRACT
October 2019

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.