

TO LET

**Nabarro
McAllister**

Large shop unit
with two flats above.

101-105 GREEN LANE, YORK, YO24 4PS

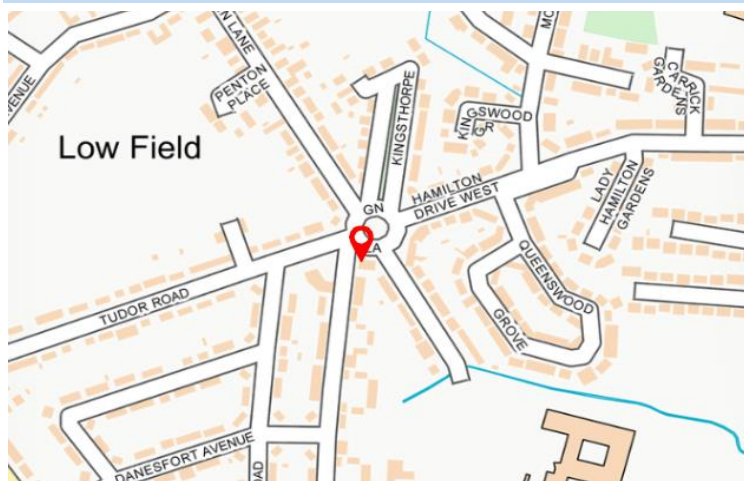


- Double fronted retail shop.
- Lease includes two self-contained flats.
- Flats currently let
- Densely populated Council estate

£23,950 p/a

Sales Area
115 m²
1,235 ft²

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LOCATION

The property sits on a roundabout in the middle of a densely populated residential locality at Acomb about two miles from the centre of York and readily accessible for the York outer ring road. There are other shops on the parade including a Morrisons Daily and other private retail traders.

DESCRIPTION

The property comprises a three storey building being of traditional cavity construction with walls built in brick under a concrete tile pitched roof. There are timber and felt dormers on the front roof slope. The retail shop is double front and there is forecourt parking.

The ground floor accommodation comprises retail space with ancillary accommodation and there are two separately accessed self-contained flats.

ACCOMMODATION

	m2	ft2
Sales Shop	74	795
Dispensary	25	271
Storage	15	169
W.C		
TOTAL	114	1,235
There are two self-contained maisonettes, each comprising living room, kitchen, bedroom, bathroom and W.C on first floor and two bedrooms on the second floor		

SERVICES

The property benefits from all mains services. No test of the services has been made.

The flats benefit from gas fired central heating. Purchasers should rely on their own investigations.

RATEABLE VALUE/COUNCIL TAX

The property has the below entries in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£17,000	£8,500

COUNCIL TAX

Flat No.	Council Tax
1 Kingsway West	B
105 Green Lane	A

PLANNING

This property is believed to have planning consent for its current use as retail on the ground and flats above. Purchasers should make their own enquiries with the Local Authority.

TENANCIES

The whole building is subject to a lease from York Council dated 30th January 2017 for a term of 15 years at an annual rent of £23,950 per annum. The two flats are sub-let. 105 Green Lane is subject to an assured shorthold tenancy for six months from 10th December 2024. The tenants are currently holding over at a rent of £650 per calendar month. 1 Kingsway West is let on an assured shorthold tenancy from 26th May 2025 for a term of 6 months at a rent of £575 per calendar month.

The flats provide the potential for future owner occupation of the operator of the shop of as investment income. Copies of the lease are available from the agent on application.

TERMS

The existing tenant is seeking to offer the lease for assignment. No premium is required. It may be possible to seek a longer term subject to negotiation with York City Council (the Landlords).

VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

LEGAL COSTS

The ingoing tenant is to be responsible for the current tenants and the landlord's legal fees in the transaction.

EPC



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

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November 2025

Nabarro McAllister

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.

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