





# 2 The Square, Stamford Bridge York, YO41 1AF

 Retail/ Leisure  
 175.36 sq m (1,888 sq ft)

To Let



**PPH**

 01904 276017  
 [pph-commercial.co.uk](http://pph-commercial.co.uk)

## Location

Stamford Bridge is a village and civil parish on the River Derwent in the East Riding of Yorkshire, approximately 5 miles (8 km) East of York and 22 miles (35 km) West of Driffield. The village sits astride an ancient ford on the River Derwent. The main arterial road in and out of the village is via the A166.

Nearby occupiers include The New Inn Pub, No10 Café bar & Bistro, The Co-op, Stamford Bridge Pharmacy, The Bridge Nails and Beauty salon and a Butchers.



## Description

The property comprises a detached retail/leisure premises at ground floor with residential consent at first floor level or could be used as ancillary accommodation. The two-storey building being of a mixture of steel and timber frame construction having mixed brick/blockwork and rendered elevations. The ground floor main frontage hasn't been completed to allow an occupier to decide what type of 'shop front' fitting they require to suite their own requirement. The property has been completed to a shell with w/c provisions.

The property benefits from an attractive external stone/block area which could potentially be used for external seating (subject to the appropriate planning consent). The site is slightly raised but benefits from a ramped provision to provide disabled access into the building.

## Summary

- Ground floor retail/leisure consent with residential consent at First floor.
- Sought after location
- Modern two storey property
- DDA compliant access to the ground floor
- Attractive external area
- 1-2 Parking spaces
- Alternative uses considered (subject to planning)

## Accommodation

The accommodation, measured on a net internal area basis, briefly comprises:

	Sq m	Sq ft
Ground Floor		
Retail/ Leisure	96.52	1,039
First Floor		
Residential/ Retail/ Leisure	78.84	849
Total	268.3	2,887

## Terms

The property is available to rent on the following terms and conditions.

## Rent

The commencing rental will be £45,000 per annum exclusive of rates, VAT and all outgoings payable quarterly in advance by Bankers Order.

## Lease Term

The property is available for a term of years to be agreed on an Full Repairing & Insuring basis.

## VAT

The property is registered for VAT and therefore VAT will be chargeable on the price at the prevailing rate.

## Business Rates

The incoming tenant will be responsible for any business rates payable for the benefit of the overall site.

The unit has yet to be assessed. Interested parties are advised to contact the Local Authority directly.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

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