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## **Retail Unit Ideal for Mini Market / Local Grocery Store 51 Moorcroft Road, Woodthorpe, York, YO24 2RQ**



### **FOREWORD**

This spacious retail unit was previously occupied by Morrisons Local which incorporated a local Post Office. The landlord is ideally looking to re let the unit to another mini market operator for which the current layout is perfect having a substantial sales area and generous storage space to the rear. The unit is positioned at the end of a well patronised local parade in the sought after residential suburb of Woodthorpe lying about 2.5 miles to the west side of York city centre. Other occupiers in the parade include a barbers shop, cafe, restaurant, beauty and skin treatment centre and a butchers.

**ACCOMMODATION** ( note, all dimensions are approximate )

**Sales Area 234 sq m ( 2523 sq ft)**

**Storage and ancillary 130 sq m ( 1408 sq ft)** including an office and staff room

Loading is from the service yard and staff car park to the rear.

## **RATES**

The premises are shown on the Valuation Office Rating web site as having a RV of £32,250. National rates in the pound will apply and with retail relief we believe the rates payable will be £12,319.50 however all interested parties must check this prior to proceeding.

## **LEASE**

A new lease on fully repairing and insuring terms will be available for a term to be agreed. The commencing rent will be **£37,500pa**.

## **EPC**

The property has an EPC rating of C ( due for renewal in July 2026)

## **COSTS**

The purchaser will be required to pay a contribution of £500 + vat towards the landlords legal costs involved in preparing the leas

## **VAT.**

All prices and rents are deemed to be exclusive of any VAT which may apply

## **IMPORTANT**

Where staff are employed in a business, it is possible that they are unaware of any impending sale, therefore it is essential that **all viewings are arranged through us** and no direct approaches should be made under any circumstances. Buyers will be required to provide details of their identity ( passport / driving license and two utility bills) and proof of funding ( bank statements / mortgage offer ).

## **NOTE**

Details and general information provided within these particulars have been confirmed by The Client, are given in good faith and are believed to be correct, however all proposed purchasers/tenants must satisfy themselves as to the correctness of the information provided. We understand that all services and items of equipment are in functional order, but no warranties can be given in this respect. Neither the agents nor any person in their employ bind themselves in any way, nor are any warranties given as to the correctness of the information provided. No part of these particulars form part of any contract or agreement for sale or lease.