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**Brand New Detached Premises
Ideal for Professional Services or Any Use Requiring Prior
Appointments, (subject to consents)
Rear of 21 Yarburgh Way, Badger Hill, York, YO10 5HD**



FOREWORD

The availability of this newly built property presents an excellent opportunity to acquire a brand new stand alone unit with consent for a professional office such as estate agent, accountancy, photographic studio, therapy room or any similar use where prior appointments are required rather than walk in custom.. All proposed uses will need to be confirmed as acceptable before proceeding. The unit is anticipated to be completed by March 2026 and is located to the rear of a busy retail parade on Yarburgh Way, Badger Hill which is a popular residential suburb to the east side of York city centre. Access is via either Yarburgh Way or from the pavement on Hull Road to which the premises will have a frontage on which signage can be displayed. The illustration above is indicative of the finished product. Hurry, this property will not be available for long!

ACCOMMODATION (note, all dimensions are approximate)

Clear Floor space of approx 25 sq m having a glazed frontage and side entrance door, We partitioned off plus a small kitchen area with stainless steel sink unit.

RATES

The premises are not yet assessed for rates but are expected to be exempt from business rates for most occupiers. Interested parties should check this information prior to proceeding.

LEASE

A new lease on full repairing and insuring terms will be drawn up for a term to be agreed at a commencing rent of **£750 per month**.

EPC

The property does not yet have an EPC rating but will be built to current high insulation standards which should ensure that the EPC is C or better.

COSTS

The incoming tenant will be required to pay a contribution of £450 + vat towards the landlords legal costs involved in preparing the lease.

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.