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Prime Suburban Retail Investment

Unit 7 Odsal House, Front Street, Acomb, York, YO24 3BL



FOREWORD

We are pleased to offer this very tidy and superbly located retail investment, positioned in the heart of Acomb, probably York's business suburb. Nearby retailers include Card Factory, Boots the Chemist, Heron Foods, Cooplands bakery to name but a few. The property is arranged over two storeys with an enclosed yard to the rear and has an attractive and modern frontage. Currently producing an income of £23,500pa rising to £24,000pa from April 2028.

ACCOMMODATION (note, all dimensions are approximate)

Ground Floor Retail 65.63 sq m (706 sq ft)

First Floor Store 27.6 sq m (298 sq ft)

Ladies and gents wc's

PLANNING

The property has been operated as a retail shop for many years so the established and current use falls within Class E.

EPC

The property has an EPC rating of D

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £18,000.

LEASE

The property is held on a lease for 15 years from 17/4/14 on full repairing and insuring terms at a current rent of £23,500 rising to £24,000pa from April 2028.. Current use is as an eastern European mini market which has been trading for several years.

.PRICE

Around £325,000 representing a gross yield of around 7.23%.

VAT.

All figures quoted are exclusive of any VAT which might apply.

IMPORTANT

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.