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**Freehold Retail Unit / Takeaway
With Living Accommodation and Planning Consent for
Conversion to three Apartments
3 Saxon Place, York, YO31 8UE**



FOREWORD

This versatile detached property offers a purchaser a range of options including continued use as a takeaway unit (formerly fish and chips) with living accommodation, a retail unit with living accommodation or a development opportunity with Planning Consent to convert to three self contained apartments Ref 25/01563/FUL.with two garages to the rear. The premises are deceptively spacious and have the added advantage of a fully boarded roof room with potential to be regularised to become an official third bedroom. The property is located to the east side of the city just off Dodsworth Avenue and close to the amenities in Heworth as well as the city centre.

ACCOMMODATION (note, all dimensions are approximate)

Ground Floor

Retail area 3.7m x 5.2m Lobby at rear to:

Kitchen 3.7m x 4.3m stainless steel sink unit, separate wash basin, upvc double glazed window

Preparation Room 5.2 x 2.2 with range of base and wall units stainless steel sink unit.

Main prep Room 3.6m x 5.1m

Lobby leading to staff wc with low level wc and wash basin.

Net Internal Area approx 65 sq m.

NOTE The fish range and other equipment currently in situ can be either left or removed whichever is preferred by the buyer.

First Floor

Spacious landing with cupboard housing gas central heating boiler.

Lounge 3.7m x 5.2m living flame gas fire, upvc double glazed windows. Radiator

Bedroom 3.0m x 3.6m upvc double glazed window, radiator.

Bathroom/wc housing a white suite comprising of panelled bath, wash basin and low level wc. Shower cubicle radiator. Upvc double glazed window.

Kitchen 4.7m x 2.0m having a full range of base and wall cupboards and drawer, electric hob and oven, upvc double glazed window, gas boiler for domestic hot water.

Bedroom 2.7m x 5.7 m Radiator, upvc double glazed window.

There is a retractable ladder off the landing which gives access to a fully boarded out roof void room with potential to become an official bedroom

Outside

Front forecourt with **parking** space for a vehicle, rear small garden area plus two single **garages**.

There is planning permission to convert the premises into three self contained apartments as follows:

Ground floor front, lounge, kitchen bedroom, shower/wc approx 42 sq m

Ground floor rear, lounge / kitchen, stairs to first floor bedroom, shower room/wc Approx 44 sq m

First floor front, lounge / kitchen bedroom bathroom. Approx 51 sq m

RATES / COUNCIL TAX

The retail premises are shown on the Valuation Office Rating web site as having a RV of £7200. Under current arrangements for small businesses, no rates should be payable however interested parties should check this information prior to proceeding. The living accommodation has a Council tax banding of B

EPC

The property has an EPC rating of TBC

PRICE

Around £320,000 for the freehold interest with or without exiting equipment.

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.