

Rent £8,600 per annum

Retail Unit G1, 21 Front Street, Acomb, York, YO24 3BW
GROUND FLOOR RETAIL UNIT CLOSE TO ACOMB TOWN CENTRE



LOCATION

Acomb is a suburb located to the west of York city centre and is only a short drive from the A1237 York by-pass. Acomb has a busy shopping centre including a Morrisons supermarket with large car park, cafes and restaurants.

DESCRIPTION

21 Front Street comprises a listed building with retail space on the ground floor and office suites at first and second floor level. The property is located on the edge of Acomb town centre and overlooks the Morrisons car park which offers free parking.

ACCOMMODATION

The retail unit comprises a large room located at ground floor level measuring 328 sq ft. The space benefits from a good level of natural light, electric heating and shared WC and kitchen facilities located in the common areas.

TERMS

The office is available by way of a new lease at a rent of £8,600 per annum.

RATES

The retail unit currently has a rateable value of £8,900. Applicants may qualify for small business rates relief. Further information on criteria for rates relief is available at www.gov.uk.

VAT

All prices and rents quoted are exclusive of VAT. The property is currently NOT registered for VAT.

LEGAL COSTS

The ingoing tenant will be required to make a contribution towards the landlords costs of preparing the lease up to a maximum of £500 plus VAT.

SERVICE CHARGE

A service charge will be payable as a contribution towards the maintenance and repair of the common areas of the building. Tenants will also be required to pay a fair proportion of the buildings insurance cost.

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

SERVICES

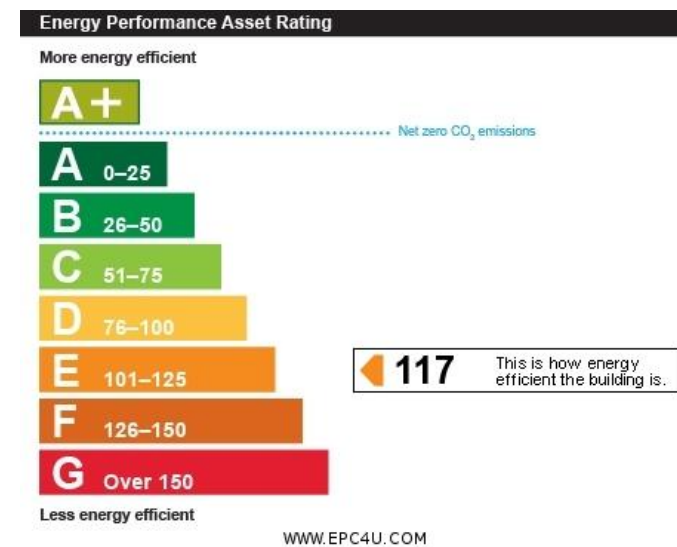
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

ESTATE AGENTS ACT 1979 DISCLOSURE

In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties that an employee of the Company is related to the owner of this property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SKIPTON

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