

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£5,500 Per Annum

56 High Street, Holme-On-Spalding-Moor, York, YO43 4EN

AVAILABLE

A self contained ground floor retail unit previously used as a well established hair salon situated in a central high street location nearby to other retails outlets and the village hall car park. The unit offers a large open plan retail area, store room/utility room and a W.C.

Holme-on-Spalding-Moor is a small increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including churches, a primary school, convenience stores, post office, butchers, bakers, public houses and takeaway restaurants. The village is also well located for commuting to York, Hull, Beverley and for access to the M62 motorway.

HOLME ON SPALDING MOOR



Holme on Spalding Moor is a small increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including churches, doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, public houses and takeaway restaurants. The nearest railway station is at Howden (with direct services to London) and there is a regular bus service giving access to nearby York and Market Weighton, which have supermarkets and a good selection of shops. The village is also well located for commuting to York, Hull, Beverley and for access to the M62 motorway.

LOCATION

The property is situated in a central high street location nearby to other retail outlets and the village hall car park.

ACCOMMODATION

ROOM 1 (FRONT)

6.33m x 4.23m (20'9" x 13'10")

Electric storage heater, open plan into

ROOM 2 (REAR)

2.73m x 2.24m (8'11" x 7'4")

W.C.

With wash hand basin, wall mounted Redring electric water heater, low flush W.C.

REAR STORE/UTILITY ROOM

3.69m x 1.83m (12'1" x 6'0")

Stainless steel sink and draining board, electric storage heater, rear uPVC entrance door.

OUTSIDE

Small garden area to the rear of the property.

SERVICES

Mains water, electricity, and drainage are connected to the property.

EPC

Rating E.

LEASE TERMS

The property is available to let at a commencing rent of £5500

per annum based on a Full Repairing and Insuring lease. The tenant will be responsible for the payment of business rates, water, electricity, gas and drainage charges. The length of the lease is negotiable. A deposit of £500 will also be required.

TENANCY AGREEMENT

The tenant will be responsible for paying the landlord's legal costs relating to the tenancy agreement.

RATEABLE VALUE

£3650.00 per annum.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.