

John R. Hornsby

COMMERCIAL & BUSINESS TRANSFER AGENTS
SPANISH PROPERTY CONSULTANTS

2 Countoak House Front Street Acomb York YO24 3GD

Telephone 01904 794812

E-mail: info@johnrhornsby.co.uk

www.john-hornsby.co.uk

**Elegant Detached Office Building
Ideal for Owner Occupation, Heath and Wellness Uses or
Conversion to Residential
Cimbria House, 52 Front Street, Acomb, York, YO24 3BX**



FOREWORD

Cimbria House stands proudly on the south side of Front Street in the heart of the Acomb Conservation Area, close to the library and Gale Farm Surgery. Located within a few minutes walk of the comprehensive shopping and dining facilities which Front Street has to offer and having a bus stop almost directly outside, the property could hardly be in a better position. Currently used as offices, the premises would lend themselves to a variety of possible uses including conversion to possibly three residential units, subject to consents. There are also 7 marked parking spaces included with the property offering the possibility of another building on site, subject to consents. The property is very well presented and we strongly recommend viewing to appreciate the accommodation and opportunity on offer.



ACCOMMODATION (Note, all dimensions are approximate and must be checked on site)

GROUND FLOOR

Foyer	4.5m x 2.5m
Office 1	4.5m x 3.7m
Office 2	3.2m x 3.5m
Office 3	2.5m x 2.1m
Office 4	4.4m x 3.9m
Office 5	4.5m x 3.9m
File Store	4.5m x 2.2m
Kitchen	6.7m x 2.2m
Wc facilities	

FIRST FLOOR

Office 6	4.4m x 3.6m
Office 7	4.5m x 3.6m
File Storage	3.8m x 2.3m
WC.	

Net Internal Area approx 144 sq m.

SERVICES

The property is connected to all mains services and has gas central heating via radiators throughout the accommodation.

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £14000.

TENURE

The property is understood to be freehold and is offered with vacant possession.

EPC

The property has an EPC rating of D valid until May 2034

VAT.

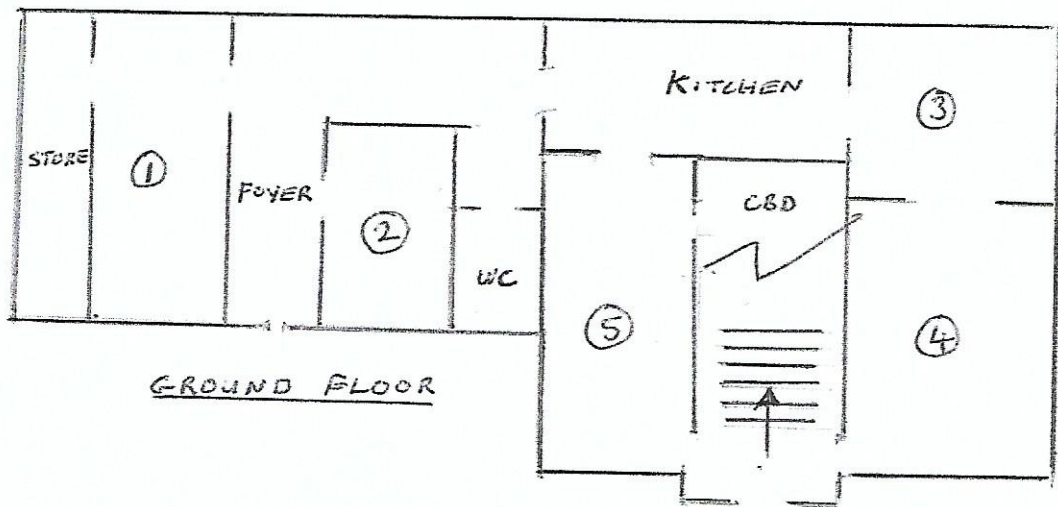
All prices and rents are deemed to be exclusive of any VAT which may apply

IMPORTANT

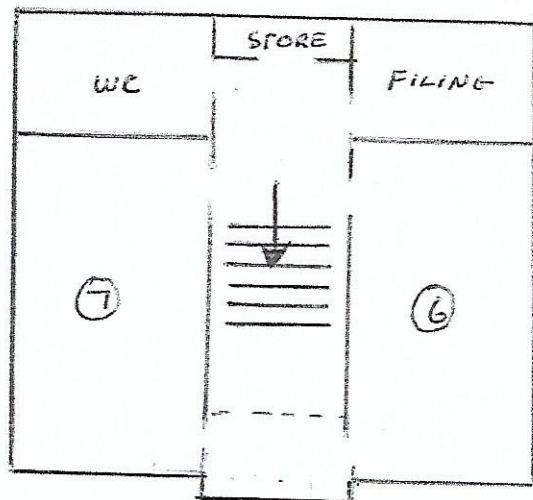
Where staff are employed in a business, it is possible that they are unaware of any impending sale, therefore it is essential that **all viewings are arranged through us** and no direct approaches should be made under any circumstances. Buyers will be required to provide details of their identity (passport / 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.



FIRST FLOOR



NOT TO SCALE