

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

**Local parade Retail Unit
TO LET
63 Moorcroft Road, Woodthorpe, York, YO24 2RQ**



FOREWORD

This attractive retail unit was last used as a hairdressing salon and could easily be used as such again. Alternatively it would be suitable for any use falling within Class 'E' which includes restaurant but not takeaway unless ancillary to restaurant use. It would also be ideal as a dog grooming salon, florists or professional office use. The premises are located in a the very popular suburb of Woodthorpe lying about 2 miles to the west of the city centre and forms part of a local parade which in anchored by a Morrisons local store. Other uses within the parade include a butchers, cafe and restaurants. There is a shared car parking facility for customers to the rear. The unit is in very tidy decorative order and viewing is highly recommended.

ACCOMMODATION (note, all sizes are approximate)

Retail Area 49.8 sq m (535 sq ft) being divided by none structural partitions into a main sales / salon area, plus two rooms to the rear and a staff kitchen.

Staff wc

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £8100 as from April 2026. . Under current arrangements for small businesses, no rates should be payable however interested parties should check this information prior to proceeding.

LEASE

A new lease on effective full repairing and insuring terms will be available for a term to be agreed (minimum 3 years) at a rent of **£220 per week**. A service charge is levied to cover the costs of external repairs and decoration to common parts such as the front canopy, car park etc. This amounts to 1/12 of the total costs incurred but can be fixed, if preferred, at £1000 per annum.

EPC

The property has an EPC rating of D valid until 9th June 2030

COSTS

Each party will cover their own legal costs in relation to this transaction. The landlord does not require any contribution towards his costs.

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.