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**Highly Visible Retail Unit
Available by way of Sub Lease from the Post Office
5 Wyre Court,
Haxby, York, YO32 2ZB**



FOREWORD

Attractive and spacious retail unit TO LET by way of a sub lease from the Post Office tenant who will operate from a small area to the rear of the unit. Located in an extremely visible position fronting the main road between the villages of Haxby and Wigginton about 5 miles north of York city centre. The unit has the benefit of a private car park adjacent with 5 spaces to be shared with the Post Office, which is a very valuable asset to the premises. Last used as a florists and pet accessories shop, the unit is suitable for a variety of possible uses which must compliment the Post Office use, so a mini market, off license or other complimentary use would be ideal.

ACCOMMODATION

Sales Area approx 71 sq m (765 sq ft) being the whole sales area other than a small area to the rear which will be the Post Office Counter and store room.

WC and wash basin, .shared with the Post Office.

OUTSIDE

Parking area with 5 spaces shared with the Post Office.

RATES

The premises, including the part to be occupied by the Post Office operator are shown on the Valuation Office Rating web site as having a RV of £18,250.as from April 2026. It is envisaged that the sub tenant will pay the business rates understood to be £7884 for the whole premises but the sub tenant will receive reimbursement of 10% of the rates bill from the Post Office operator. The exact amount of rates payable requires confirmation from the City of York Council as it is possible that the sub tenant may qualify for retail relief meaning that the rates payable may only be £6871 less Post Office reimbursement. This will depend on the type of use envisaged.

LEASE

A new sub lease for a term to be agreed will be prepared on full repairing and insuring terms at a commencing rent of **£1458 per month (£17,500pa)**. A service charge of £110 per month is levied towards the costs of maintaining common parts. The costs of heat and light will be apportioned between the sub tenant and Post Office operator and it is envisaged that the PO will reimburse the sub tenant approximately 10% of the costs subject to a maximum contribution of £500 per year adjusted annually by agreement between the parties.

EPC

The property has an EPC rating of C.

COSTS

The incoming sub tenant will be required to pay a contribution of £450 + vat towards the head tenants legal costs involved in the transaction plus 50% of any landlords costs incurred subject to a maximum of £1000 + vat.

VAT.

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