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**Open First Floor Area
TO LET
Above York Nails and Spa
7a Acomb Court, York, YO24 3BJ**



FOREWORD

This spacious first floor space would be suitable for a variety of uses as long as the use compliments the quiet ambience required for the ground floor nail bar. The access would be shared as would the first floor kitchen and wc facilities but the occupier would be free to use the premises whenever they wished within the opening hours of the nail bar which are Monday to Saturday 9.00am to 6.00pm. There are currently some non structural partitions in situ dividing the premises into one large room and two smaller ones but these can be removed easily if required. The premises can be available for a term to be agreed and the rent is inclusive of rates, heat and light so overheads are minimal.

ACCOMMODATION (note, all dimensions are approximate)

Access from the ground floor nail bar via the door on Acomb Court (Front Street)

First Floor Rooms approx 64 sq m (690 sq ft) divided into three rooms at present but easily altered to form one large room or any combination required.

Shared kitchen and wc facilities.

RATES

The rent will include rates so no additional rates payment are required.

LEASE

A lease or license agreement can be prepared for a term to be agreed at a rent of **£850 per month** inclusive of energy costs and rates.

.EPC

The property has an EPC rating of C

COSTS

The incoming tenant will be required to pay a contribution of £450 + vat towards the landlords legal costs involved in preparing the agreement.

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.