C H A R T E R E D   S U R V E Y O R S

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

Attractive Freehold Retail / Office Investment
41 Front Street, Acomb, York, YO24 3BR

FOREWORD

This prominent end of terraced building occupies a great location facing onto Front Street diagonally opposite the entrance into the free car park which serves the Acomb community and Morrisons supermarket. Acomb is probably York's busiest suburb lying about 2.5 miles to the west of the city centre. Retailers in the area include Savers, Heron Foods, Boots and Boyes to name but a few. The ground floor has been occupied by Acomb Travel for over 40 years whilst the upper floor is let as a Kip McGrath education centre. The property is of brick and slate construction with most windows apart from the shop front having been replaced in double glazed upvc. **Current gross income is £21,372 pa.**

ACCOMMODATION (note, all sizes are taken from the VO Rating List))

Ground Floor

Main sales area	**approx 37.5 sq m (426 sq ft)**
Side sales area	**approx 28.6 sq m (307 sq ft)**
Staff area	**approx 8.2 sq m (88 sq ft)**
Lobby leading to:	
Staff wc	

First Floor

A suite of **5 main rooms** comprising of two front offices, one rear office, central reception office, rear store / office and wc.

Net internal area approx 94 sq m (1012 sq ft)

RATES

GF RV £13,750
FF RV £11,000

EPC

The property has the following EPC assessments:

GF D valid until August 2032
FF D valid until August 2032

LEASES

A new lease for the ground floor is being finalised on the basis of a 5 year term with a tenants break after year 3 at a rent of £12,000pa**.** The tenant is responsible for internal repairs and decoration and the landlord maintains the exterior recouping 50% of the costs from each tenant except for the roof and chimneys. The first floor is occupied on a 5year lease from 21/10/22 at £9372 pa as from October 2025. Total gross income is therefore £21,372pa.

PRICE

Around £285,000 representing a gross yield of around 7.5%.

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.