

**169 Holgate Road
YORK
YO24 4DF**



EXCELLENT GROUND FLOOR PREMISES

- **Prominent ground floor shop**
- **A2 planning use**
- **Suitable for variety of uses** (subject to planning)
- **Close to amenities and facilities**
- **Good road and public transport**
- **Effective split-level layout**
- **Parking**
- **WC and fitted kitchen**

TO LET

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

M|P|C

LOCATION

The property occupies a prominent position situated on Holgate Road overlooking the convergence with Acomb Road and Poppleton Road just to the west of York city centre.

It is a very convenient location which benefits from good public transport connections and a range of good local amenities with the extensive retail, leisure and service amenities of York City Centre and the wider York area being readily accessible. Additionally the A1237 North York ring road can be easily reached thereby providing good road access. The city centre is actually within walking distance of the subject property. Of note is the accessibility of the property to Yorks train station with connections to London and many other major towns and cities in less than 2 hours.

DESCRIPTION

The subject property comprises the ground floor of an attractive period built 3 storey building of traditional brick construction with even pitched, insulated metal sheet clad roofing.

Internally the property provides a characterful split level sales area with separate office. Features include;

- Glazed double frontage
- Category II office lighting
- Gas central heating
- Fitted kitchenette
- W.C.
- Separate office

The accommodation is presented to a good standard. The property is also connected for electricity, water and drainage.

Externally there is parking for 2 cars at the rear of the property.

FLOOR AREA (NIA)

The unit provides a net internal floor area of approximately;

68.77 sq m (740 sq ft)

SERVICES

The property is connected for mains gas, electricity, water and drainage.

LEASE AND RENTAL

The property is available by way of a new effective full repairing and insuring lease, for a term of years to be agreed.

The rental is £15,000 per annum

RATEABLE VALUE

The property is to be separately rated.

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

PLANNING

Most recently the property has been used for A2 retail use purposes, which suits business such as insurance brokers and estate agents, amongst others. We believe it lends itself to a range of commercial uses, including A1 retail. Interested parties must make their own enquiries with the planning authority.

VAT

We are advised that the rent is not subject to VAT, but interested parties should check this.

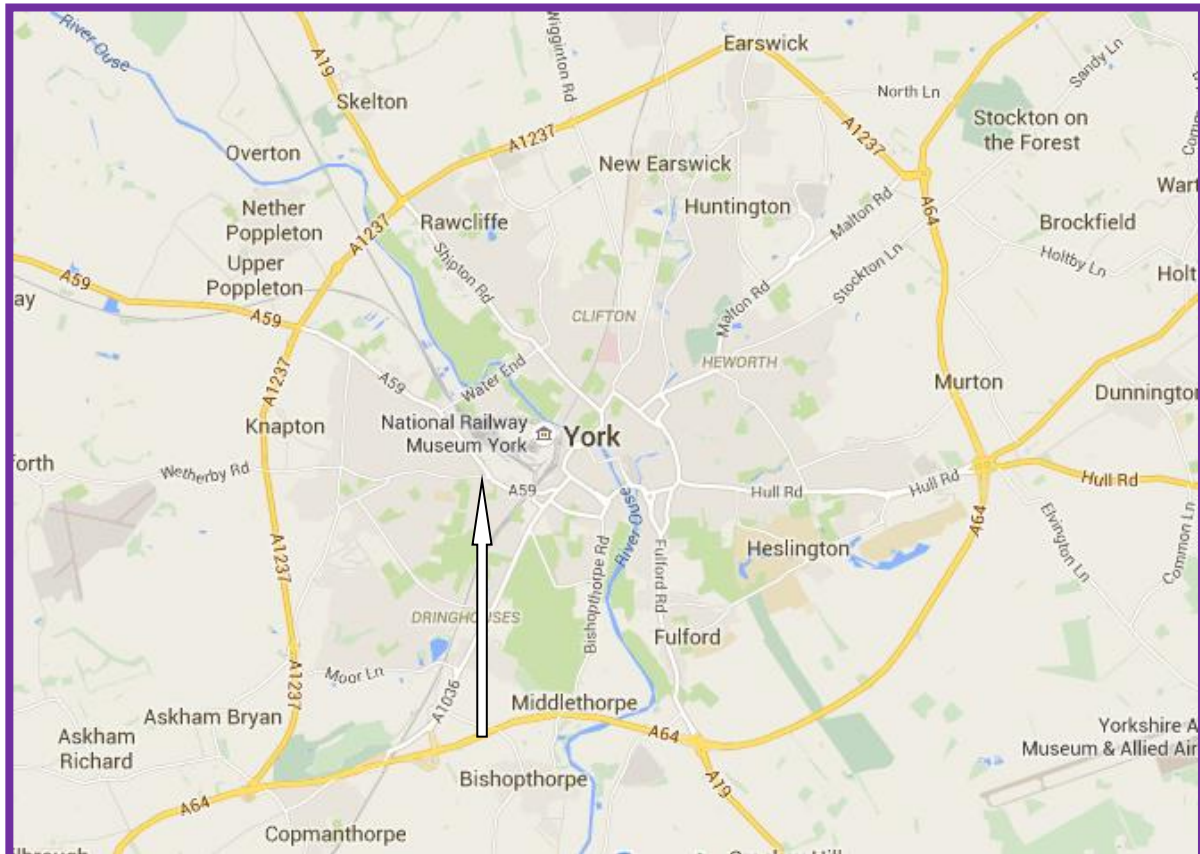
EPC

Available on request as and when available.

VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929.

Subject to Contract – 270320



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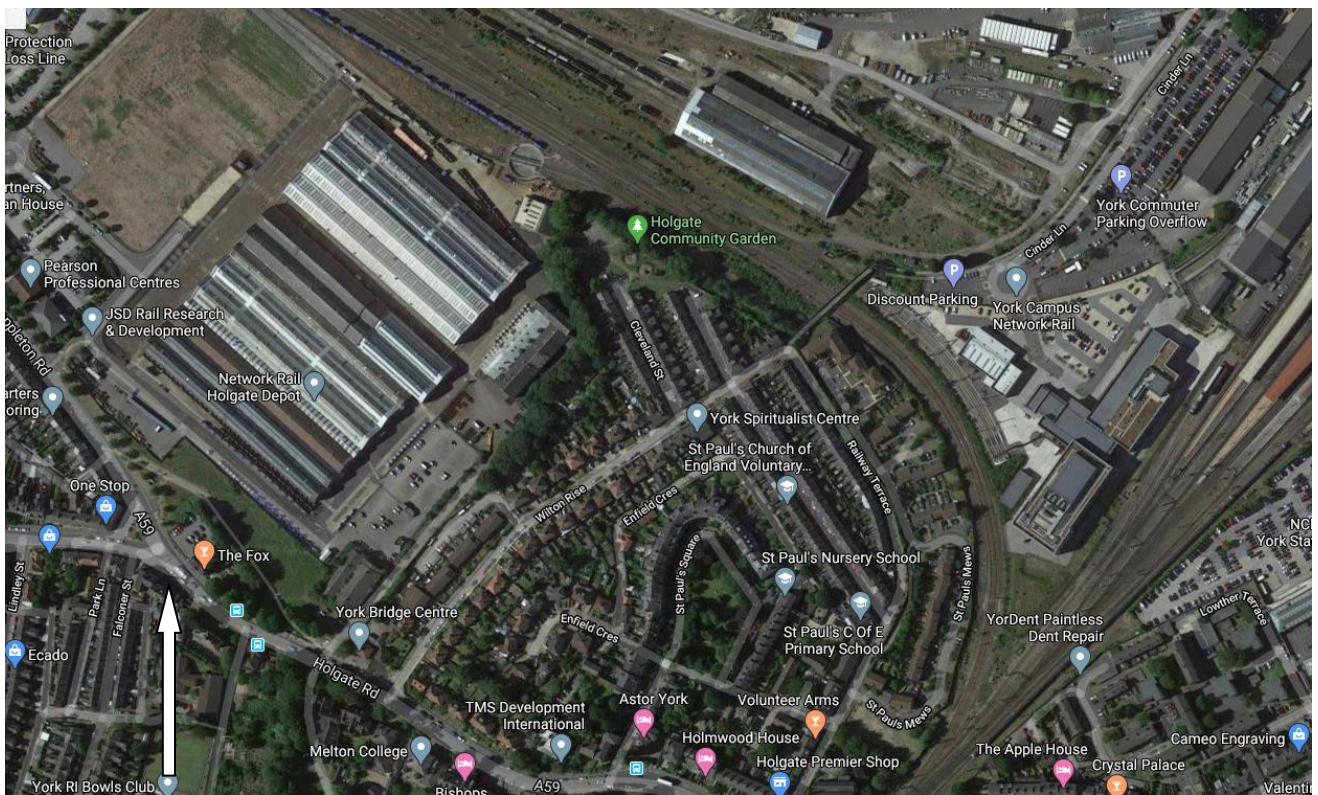
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