

FOR SALE

McBeath
Property Consultancy

Duunington, YORK YO19 5PN

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mcbeathproperty.co.uk

INVESTMENT OPPORTUNITY comprising a shop and 2 flats



An income producing freehold property In a sought-after edge of York village

- Excellent commercial location near York
- Ground Floor shop let to pharmacy
- Well let to established business
- 2 upper floor flats let on ASTs
- Popular village close to main routes
- Large rear car park

FOR SALE

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. Registered in England no. 5419610

Location

The property is situated with frontage to York Street in Dunnington village centre.

Dunnington is one of York's most popular commuter villages with quick access to the A1079 and A64.

The village has a thriving main street with a wide range of shops and services. The extensive facilities of the city of York and its outlying shopping and leisure parks are within a short drive's distance. Between the village centre and the A1079 there are a number of adjacent business and commercial parks.

York is one of the world's most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

Description

The property comprises a two-storey period building of extended brick and block construction with a slate clad roof. The premises are laid out to provide a ground floor double-fronted shop which is primarily open sales internally with a rear office and access to a cellar. The shop is accessed directly from the street and is nicely fitted out with spotlights, partial wood panelling to the walls, air conditioning and traditional bay windows.

The upper floor flats are separately accessed from a pleasant shared rear terrace and external staircase. Both have 2 bedrooms and are well fitted with kitchen/living rooms and bathrooms. One of the flats is laid out over split levels and generally is more spacious.

To the rear of the building there is a good-sized car park which is accessed by a side driveway.

Floor Areas

Shop (net internal) – 5 York Street

105.66 sq m (1137 sq ft) ITZA 706 sq ft) approx

Upper Floor Flats (gross internal)

Flat 5a

48.34 sq m (520 sq ft) approx

Flat 5b

70.03 sq m (753 sq ft) approx

Services

We are advised that the property is connected for all mains services of electricity, gas and water, and drains into the public sewer.

Leases

The property is owned freehold. The shop is owned on a long lease by the vendors pension fund.

Ground floor shop

The ground floor shop is sub-let for a term of 15 years from 31st October 2016 at a passing rental of £13,500 per annum. The tenant has a break option at the end of the 10th year of the term. There are rent reviews at the end of the 5th and 10th years of the term. The 2021 rent review remains outstanding.

Upper Floor Flats

The flats are let on ASTs at passing rentals of £650 pcm and £680 pcm respectively,

Rateable Value

We have made enquiries via the Valuation Office web site from which we believe the shop has the following rateable value.

£10,000 (2023 list) - subject to the business rate in the pound

Pricing

Offers are invited based on a guide price of £515,000.

EPC

EPCs will be provided.

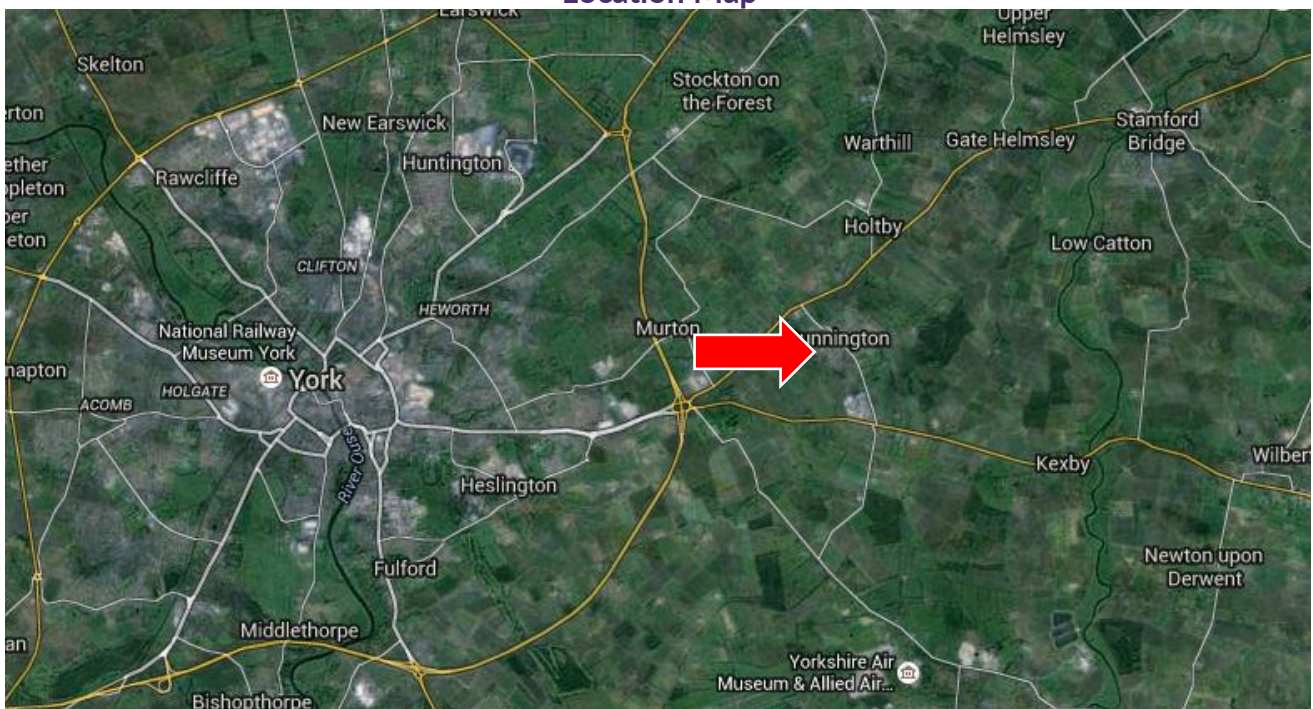
VAT

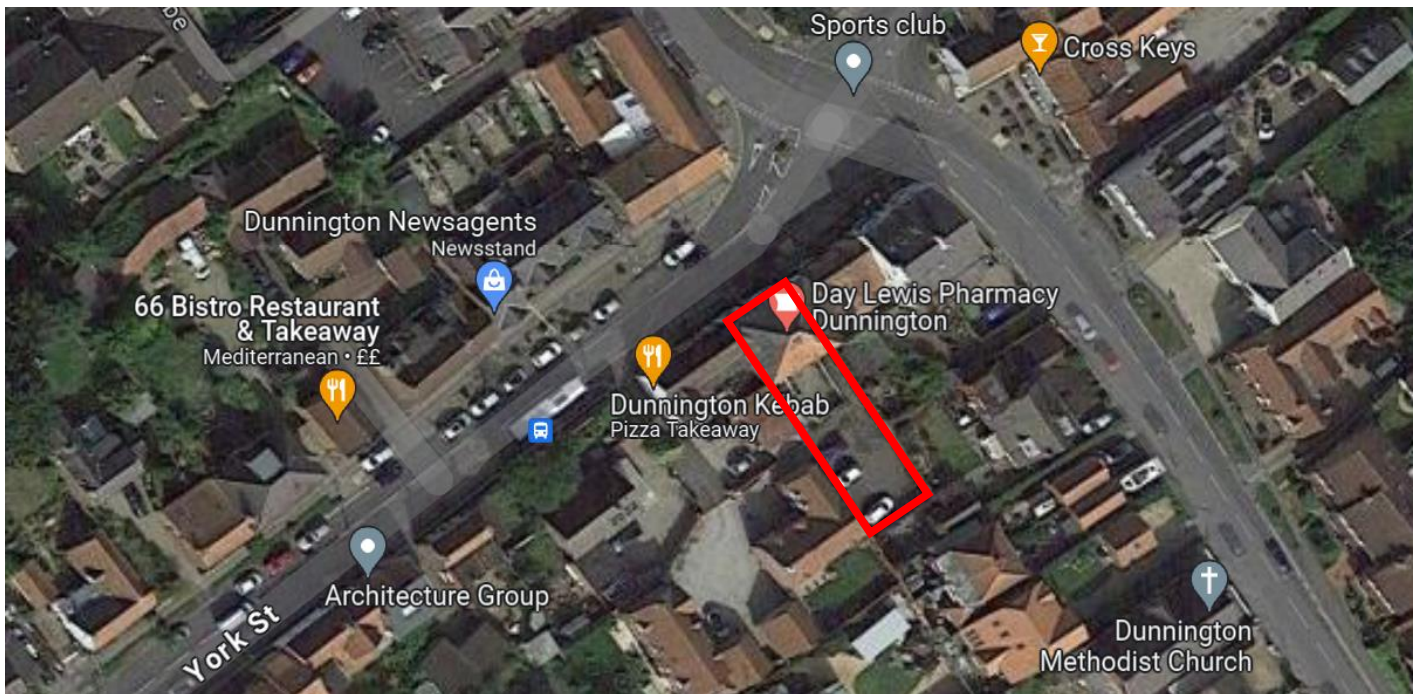
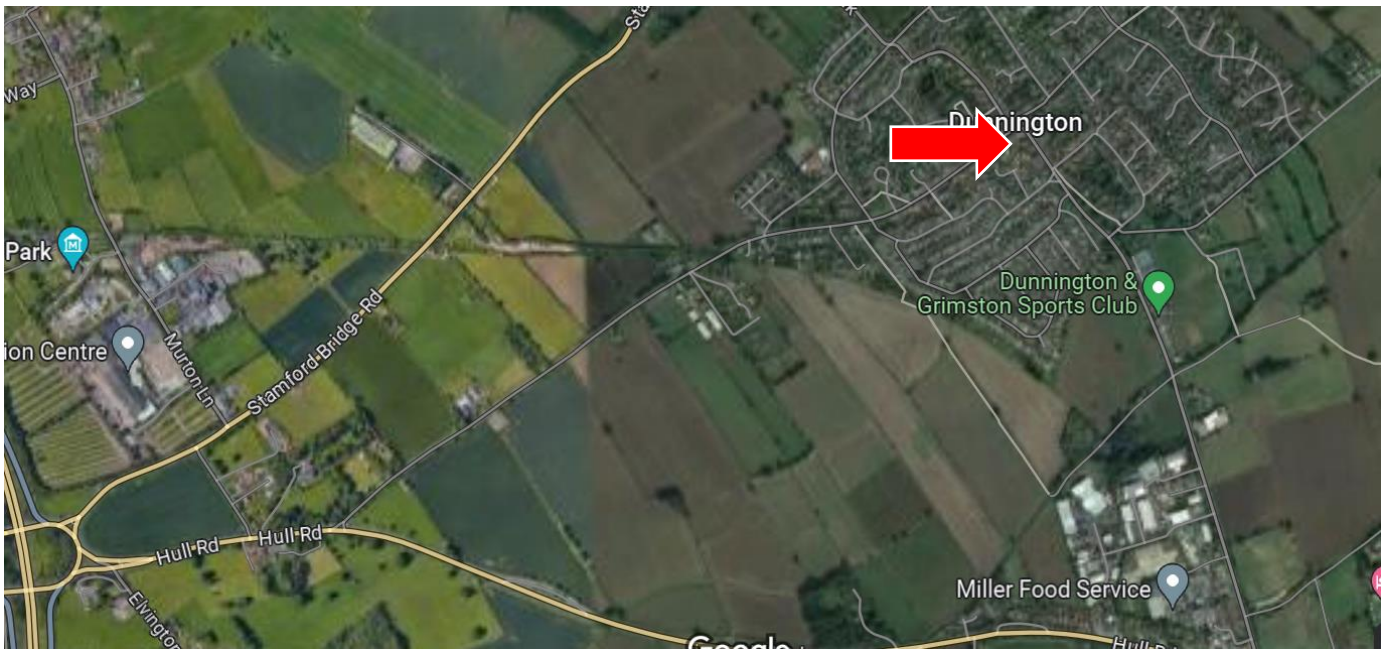
Purchasers must make their own enquiries in relation to VAT liability.

Viewing

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929. Subject to contract 290124

Location Map





Plans are provided for indicative purposes only and should not be relied on.



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