

# FOR SALE

## 14 16 & 16A FARNDALE AVENUE YORK, YO10 3PE

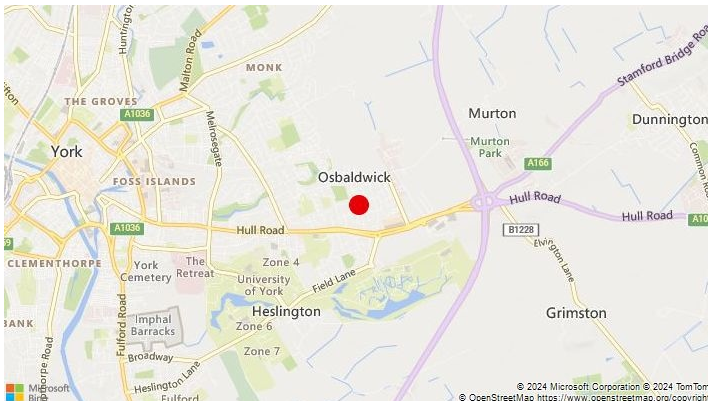
**BARRY  
CRUX** & COMPANY  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £500,000

Commercial Investment  
1,886 sq.ft. (175.21 sq.m.)

### Property Features

- Fully let commercial investment property in a parade of shops
- Located in the village of Osbaldwick, two miles to the east of York City Centre
- The property comprises three retail units with a car park and garages to the rear
- For sales subject to the leases
- Producing a rental income of £35,750 per annum



Enquiries

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## Location

The property is located in York which is recognised as the principle commercial and administrative centre for North Yorkshire and also as a significant tourist destination. The City is also an important retail centre for the wider North Yorkshire area and is served by good road and rail links. The A64 dual carriageway by-passes the City and connects with the A1(M) motorway around 12 miles to the west and this subsequently provides access to the national motorway network. York is located on the main east coast train line.

The property is positioned in the village of Osbaldwick which lies approximately 2 miles east of York City Centre and within 1 mile of the A64 dual carriageway. Osbaldwick is a well regarded village with a good range of housing stock and facilities including a sports club, shops and primary school.

The property lies within a housing estate in the centre of the village and has access within a few hundred metres of both the traditional village street and also the A1079 Hull Road which connects in turn to the A64 and City Centre. The surrounding areas is densely populated with a mix of semi-detached houses and bungalows and the property forms part of a small parade of single storey retail units. Other occupiers in the area include Sainsburys Local and Reflections Hair Salon.

## Description

The property comprises a fully occupied commercial investment property which comprises three single storey retail units within a small parade. To the rear of the property is a communal yard with parking spaces and three garages.

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
14 Farndale Avenue	756	70.23
16 Farndale Avenue	508	47.19
16a Farndale Avenue	622	57.78

## Service Charge

The leases contain provision for the landlord to recover a service charge from the tenants.

## EPC Rating

An EPC has been commissioned and will be available in due course.

## Services

We believe that mains electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Local Authority

York

## Terms

The property comprises two freehold titles and is offered for sale subject to three leases. These are summarised below:

14 Farndale Avenue - let for a term expiring on 31 March 2027 at a rent of £14,000 per annum. This includes includes the three garages.

16 Farndale Avenue - let for a term expiring on 31 December 2026 at a rent of £9,000 per annum.

16a Farndale Avenue - let for a term expiring on 14 July 2024 at a rent of £12,750 per annum.

