

TO LET

1 ODSAL HOUSE

FRONT STREET, ACOMB, YORK, YO24 3BL

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

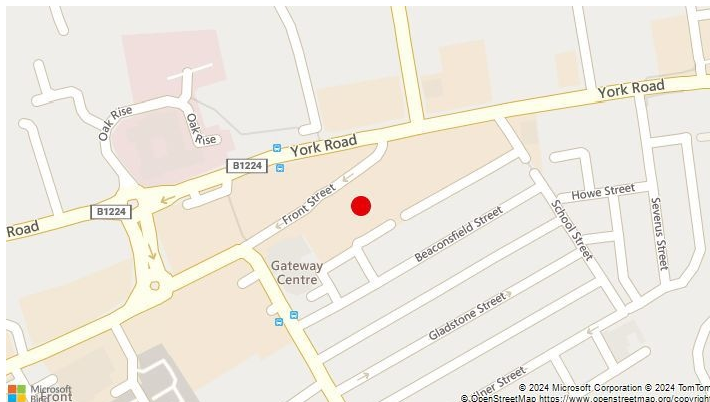
Rent - £55,000 per annum

RETAIL

5,238 sq.ft. (486.61 sq.m.)

Property Features

- Large Retail Unit
- Located in the busy York suburb of Acomb
- Front Street serves as the main shopping hub, featuring a mix of independent shops, charity stores, and well-known supermarkets such as Morrisons



Enquiries

Barry Crux & Company

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Location

The property is located in the busy York suburb of Acomb which lies approximately 1.5 miles west of York City Centre. The area is a densely populated residential location a positioned around one mile east of the A1237 York Outer Ring Road which in turn provides connections to the A59 to the north and the A64 dual carriageway to the south. The property occupies a good position within the main retail area and lies on a partly pedestrianised section of Front Street.

Description

The property comprises a part two and part three storey mid terraced building, believed to be of brick construction beneath a flat roof structure. The property opens onto a wide paved footpath to the front, part of the depth we understand forms the freehold interest of the property. To the rear the property is accessed via a common service lane and there is space to park a vehicle directly to the rear of the building.

Internally, the property comprises a retail unit to the majority of the ground floor, with ancillary facilities to the rear of the ground floor, first floor and second floor.

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

Ground Floor

Sales Area: aluminium framed shop front with double entrance doors to one side.

Store: fire exit to rear and opening to:

Stairwell Area: hot water heater and stairs to First Floor.

First Floor

Store sub-divided to provide walk-in cold storage area to the centre, window to front elevation and fire exit onto adjoining flat roof.

Staff Room and door to: Office

Gents Toilet

Ladies Toilet

Plant Room

Second Floor

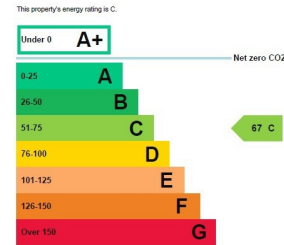
Store: fire exit onto adjoining flat roof,

Service Charge

There is no service charge implemented on this property.

EPC Rating

The property's energy rating is 67 C.



Services

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

Business Rates - 2024/25

RATEABLE VALUE	RATES PAYABLE
£38,500	£19,211.50

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

A full repairing and insuring lease for a term to be agreed at a rent of £55,000 per annum.

