



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E
14 Main Street, Heslington, York, YO10 5EA



**FOR
SALE**

Price: Offers in the region of **£270,000**
Total Floor Area
1,668 Sq ft / 155 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

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In partnership with:





Location:

The property is located in the attractive and popular village of Heslington, approximately 2 miles south east of York City Centre and 2 miles west of the A64 at its junction with Hull Road. The A64 provides direct access to the A1(M) approximately 20 miles to the south west. The former building society is situated on Main Street which forms the historically retail pitch of the village with surrounding occupiers such as The Post Office and an independent delicatessen.

The property comprises a two storey, brick-built end of terrace building beneath a pitch tiled roof. There is a fire escape to the rear but no external yard or land.

The property would be suitable for a wide variety of different uses subject to obtaining the necessary planning consents from York City Council.

Sale Price:

Offers in the region of £270,000

Tenure:

Freehold with vacant possession.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Floor Area – Main Branch	sq.m.	sq.ft.
Ground Floor	124.49	1,340
First Floor	30.51	328
TOTAL:	155	1,668

Business Rates:

The premises currently has a Rateable Value of £12,500.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business.

More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Upon application.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

May 2023

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

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