

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

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



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

James Moss 07977 278229

jmoss@barkerproudlove.co.uk

Simon Colley 07966 181708

simon@barkerproudlove.co.uk

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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

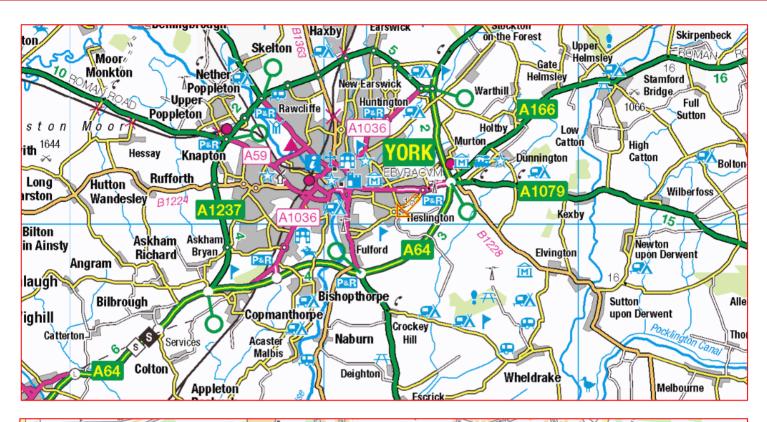
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020

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