



6 Front St, Acomb, York

TO LET

Location

Front St forms part of the main retailing area in Acomb, one of York's most active District Centres.

The property benefits from being adjacent the pedestrian way from Morrisons supermarket to Front St and Acomb's largest shoppers car park.

The location is particularly prominent, facing directly on to the main vehicular access to the car park.

Description

The property is an attractive, double fronted period building. A generous entrance hall provides access to a large room with period fireplace feature and separate room fitted as a catering kitchen. The original staircase, provides access to the first floor which is mainly open plan. There are male and female wc facilities on the first floor.

The ground floor has latterly been used as a café and the first floor has a long established use as a hairdressers.

The building would suit a variety of uses ranging from retail, A3, to professional offices. The latter would require consent for change of use.

Accommodation

Ground Floor	44.7 sq m	480 sq ft
First Floor	35.3 sq m	380 sq ft
Total Area	88.8 sq m	950 sq ft

Lease Terms

A new lease is available for a term of 6 years on an FRI basis

Rent

Offers in the region of £15,000 pa exclusive

Rates

There are separate assessments for each floor

Ground Rateable Value ££8,400

First Rateable Value £4,350

Costs

The tenant will be responsible for the reasonable legal costs of preparing the lease.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881

PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967
These particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract.

briggsburley
Chartered Surveyors

18 Castlegate, York, YO1 9RP

01904 654438

www.briggsburley.co.uk