

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£80,000

56 High Street, Holme-On-Spalding-Moor, York, YO43 4EN

**** HIGH STREET RETAIL UNIT - FOR SALE ****

This self-contained ground floor retail unit is ideally situated in a central high street location amongst other retail outlets and close to the village hall car park. Previously hosting a hairdressing salon and currently used as a dog grooming salon and spa, the unit offers a large open plan retail area, store room/utility room and a cloakroom with W/C.

Holme on Spalding Moor is a large, increasingly popular rural village situated between Market Weighton and Howden. There is a good range of local amenities including churches, doctors, pharmacy, a primary school, convenience stores, post office, butchers, bakers, pubs and takeaway restaurants. The nearest railway station is at Howden (with direct services to London) and there is a regular bus service giving access to nearby York and Market Weighton, which have supermarkets and a good selection of shops. The village is also well located for commuting to York, Hull, Beverley and for access to the M62 motorway.

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LOCATION



The property is situated in a central high street location amongst other retail outlets and close to the village hall car park.

ACCOMMODATION

ROOM 1 (FRONT)

6.33m x 4.23m (20'9" x 13'10")



Open plan into Room 2.

ROOM 2 (REAR)

2.73m x 2.24m (8'11" x 7'4")

CLOAKROOM

With wash hand basin, wall mounted electric water heater, low flush W/C.

REAR STORE/UTILITY ROOM

3.69m x 1.83m (12'1" x 6'0")

Stainless steel sink and draining board, rear uPVC entrance door.

OUTSIDE

Small garden area to the rear of the property.

SERVICES

Mains water, electricity, and drainage are connected to the property.

Electric storage heating.

EPC

Rating E.

RATEABLE VALUE

£3650.00 per annum.

CURRENT RENTAL INCOME

The annual rent is £5500 per annum. (Currently paid in monthly instalments of £458.30.)

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion subject to current tenant vacating the property 25th March 2024.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to

this property. ALL NEGOTIATIONS RESPECTING THIS
PROPERTY TO BE CONDUCTED THROUGH THE AGENTS
OFFICE.

**AWAITING
IMAGE**

