

TO LET (MAY SELL)

**FORMER BARCLAYS BANK
46
THE VILLAGE
HAXBY
YORK
YO32 2HX**

- FORMER BANKING PREMISES
- SUITABLE FOR A VARIETY OF USES (STPP)
- ON SITE PARKING
- 1601 SQ.FT (148.76 SQ.M)



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Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	1,601	148.73
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £30,250.

Terms

The premises are offered To Let for a term of years to be agreed on full repairing and insuring terms.

Rental/ Price

£25,000 Per Annum

The price is available on application

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Mathew Bower

Direct Line: 0113 8480000
Email: mathew.bower@walkersingleton.co.uk

Fortune Nguwo

Direct Line: 0113 8480000
Email: Fortune.Nguwo@walkersingleton.co.uk
Ref: 43775

Location

The property is located in Haxby a small town approximately 6.5 miles to the North of York City Centre. It has frontage to The Village the main road through Haxby Town Centre occupying a prominent position adjacent to Haxby Shopping Centre.

Description

The property comprises a single storey detached building of brick construction under a pitched slate covered roof with a large concrete surfaced external car park.

Internally the accommodation briefly comprises a banking hall with meeting room built out, open plan 'back office', male and female w/c's stores and strong room.

EPC

The property has been assessed with an EPC rating of D (87)



No. 1 Aire Street, Leeds, LS1 4PR

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