



## 27 The Village, Haxby, York £895,000

- A property investment company for sale holding a single mixed use asset
- Located in the centre of the popular town of Haxby, circa 4 miles north of York city centre
- Potential ERV of circa £60,000 pa
- Gross Internal Area: 252.04 sq.m (2,713 sq.ft)



## DESCRIPTION

A property investment limited company for sale with its sole asset being that of 27 The Village, Haxby, consisting of the main property with extension and to the rear a single storey building and car park.

27 The Village, Haxby comprises a mixed use property of five commercial units to the ground floor and a large one bedroom flat located to the first floor. The five commercial units are fully let to a variety of local occupiers including a restaurant, accountant, men's hairdresser and 2 beauty businesses. The flat is currently vacant and therefore offers the opportunity for a live in landlord or further rental income.

The property benefits from a good sized yard to the rear and provides parking facilities for the occupiers at management discretion. The yard is accessed by way of a private driveway, off South Lane.

## LOCATION

The property is located in the heart of Haxby on The Village. The Village effectively forms the main route through the town centre, where the commercial activity is centred. The property is situated between Haxby Shopping Centre and Sainsbury's and benefits from a large passing footfall.

Haxby is a town and civil parish in the city of York, North Yorkshire and is approximately 4 miles to the north of York. The town is bordered on the east by the River Foss, and to the west by the village of Wigginton, whose expansion has caused the two settlements to form a continuous urban environment. To the south is the York Outer Ring Road (A1237), which provides good road transport connections.

## ACCOMMODATION

Gross Internal Area: 252.04 sq.m (2,713 sq.ft).

## SERVICES

Mains supplies of water, drainage, gas and electricity are connected to the subject property. A 15 kw solar array has been recently installed to the rear building and provides virtually all of the power consumed by the property during the summer plus some export of electricity.

## TENURE

The property is held on a freehold basis. There are rights of way over the driveway to the south, connecting to South Lane.

The five commercial units are subject to lease arrangements, currently generating a total income of £44,940 pa. The residential unit is currently subject to vacant possession. The potential ERV taking into account some rental growth and residential flat is thought to be in the region of circa £60,000 pa (excluding income from the solar panels).

Full leases available to seriously interest parties following a formal inspection of the property.

## LOCAL TAXATION

The individual units pay their own Business Rates, where applicable.

The Flat - Council Tax Band A.

## ENERGY PERFORMANCE CERTIFICATE

The property has the following energy performance asset ratings:

- Unit 1, 27 The Village - C 59
- Unit 2, 27 The Village - C 65
- 1 The Courtyard, South Lane - C 60
- 2 The Courtyard, South Lane - C 64
- Flat, 27 The Village - E 52

## VIEWINGS

Viewings strictly by appointment with the sole selling agent - contact Elliot Newby MRICS - 01904 233185 / [elliot@stephensons4property.co.uk](mailto:elliot@stephensons4property.co.uk)

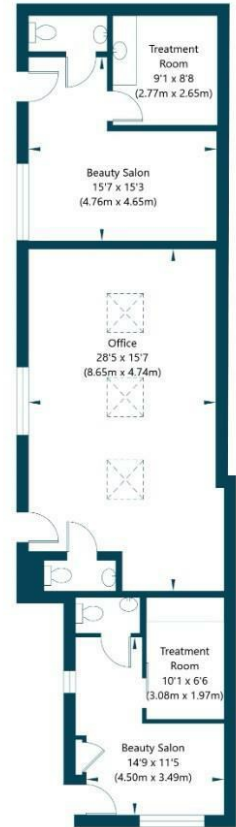
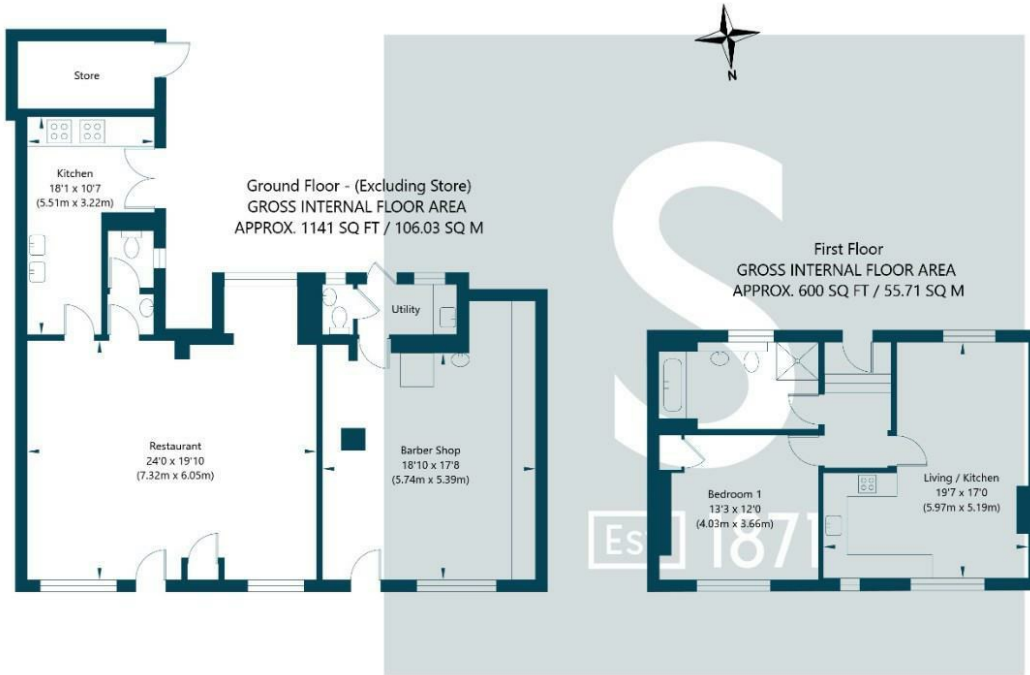
## VALUE ADDED TAX

Currently the Business is not VAT registered.

## DATE PREPARED

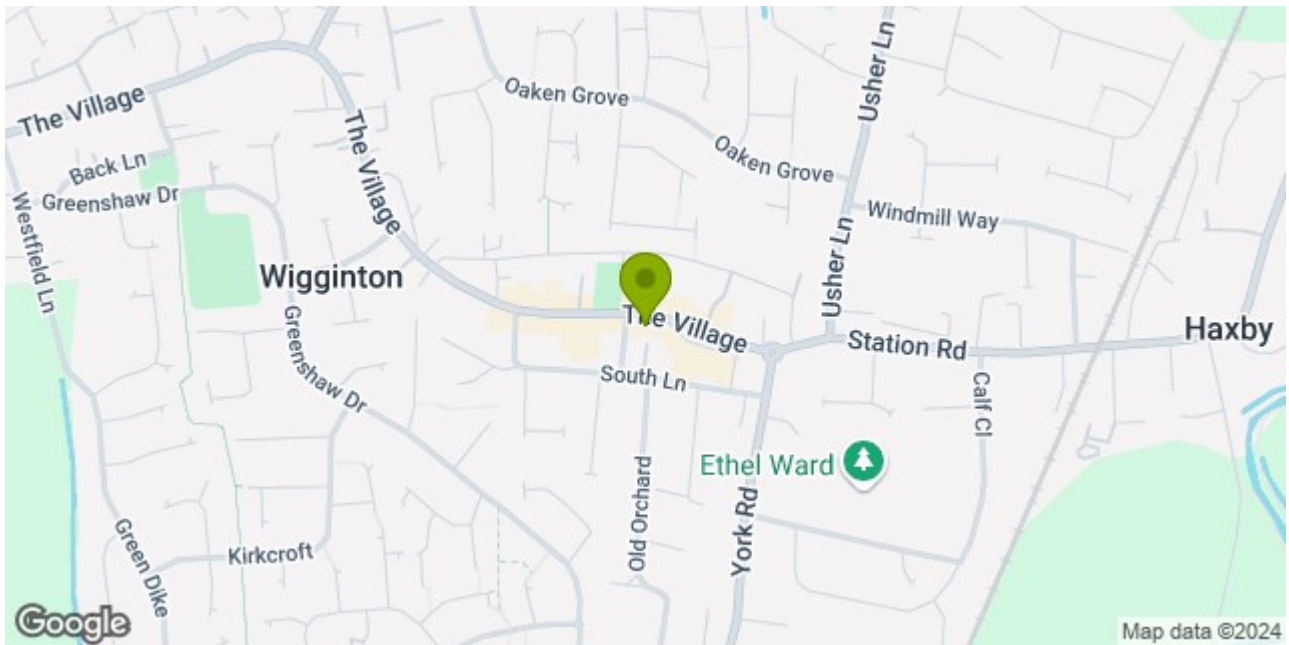
August 2024

The Village, Haxby, York, YO32 3HS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2713 SQ FT / 252.04 SQ M - (Excluding Store)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 972 SQ FT / 90.3 SQ M



**Stephensons**

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Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

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 O J Newby MNAEA  
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