

Blacks
PROPERTY CONSULTANTS



136 BOROUGHBIDGE ROAD YORK, YO26 6AL

Fronting on the main routes into York, a permanent retail unit with separately accessible maisonette and the essential on-site parking. Boroughbridge Road forms the A59 York-Harrogate route and is a busy link between the City Centre and the outer ring road.

The residential element comprises a ground floor kitchen, four first floor bedrooms, a living room and shower/WC. This part of the property has gas central heating. The property is one suited to the owner-occupier living above the shop or a retailer looking to benefit from income from the upper part when let.

**SHOP/FLAT FOR SALE
FREEHOLD**

**PRICE REGION
£275,000**



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ACCOMMODATION

RETAIL

Sales Shop	538 sq.ft.	(49.98 sq.m.)
Lobby	51 sq.ft.	(4.74 sq.m.)
Workshop/Store	108 sq.ft.	(10.03 sq.m)
Separate WC	-	

RESIDENTIAL

Ground Floor:		
Entrance Lobby:		
Stairs up/down to kitchen	115 sq.ft.	(10.68 sq.m.)

First Floor:

Landing		
Front Bedroom:	88 sq.ft.	(8.17 sq.m.)
Front Bedroom:	100 sq.ft.	(9.29 sq.m.)
Living Room:	132 sq.ft.	(12.26 sq.m.)
Rear Bedroom:	157 sq.ft.	(14.58 sq.m.)
Shower/WC;	-	
Rear Bedroom:	194 sq.ft.	(18.02 sq.m.)

OUTSIDE

Forecourt Parking for 3 vehicles. Enclosed rear yard (garden potential).

BUSINESS RATES

Rateable Value:	£6,300	(2005 Valuation List)
General Rates:	£3,055.50	(2009/2010 Rate Year)
Council Tax:	Band 'C'	
Payment:	£1,175.31	(2009/2010)

TENURE

Freehold with vacant possession of both parts on completion

VIEWING

Strictly by appointment with the Selling Agents: 01904 679733

IMPORTANT NOTICE

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