



SHOP + MAISONETTE
53/53A EAST PARADE
HEWORTH
YORK

A former hair salon comprising 267 sq.ft. (24.80 sq.m.) of main retail space complimented by a further room of 91 sq.ft. (8.45 sq.m.) and kitchenette of 54 sq.ft. (5.01 sq.m.). Above the shop is a self-contained maisonette which is currently occupied on an income producing (£495/p.c.m.) Assured Shorthold Tenancy subject to two months notice. At the rear is a garden area and parking space. East Parade continues to remain a popular location for specialist retailers whilst also having a Convenience Store and Post Office.

SHOP WITH MAISONETTE
FREEHOLD FOR SALE

PRICE REGION:
£325,000

ACCOMMODATION

Shop No. 53

Sales (Former Salon):	267 sq.ft.	(24.80 sq.m.)
Rear Entrance Lobby:	-	-
Separate W.C.:	-	-
Office/Store (Former Salon):	91 sq.ft.	(8.45 sq.m.)
Kitchenette:	54 sq.ft.	(5.01 sq.m.)

Maisonette No. 53A

Entrance/Stairs)	
First Floor)	
Landing)	
Dining - Kitchen)	Currently producing £495/p.c.m.
Sitting Room)	on an A.S.T.
Bathroom/W.c. + Dressing Area)	
Second Floor)	
Bedroom)	

Outside

Forecourt. Rear garden with two Brick/Tile Stores. Parking space.

BUSINESS RATES/COUNCIL TAX

Enquiries have been made with City of York Council and the following information obtained:-

Shop No. 53	Rateable Value:	£4,950	(2010 Valuation List)
Maisonette No. 53A	Council Tax: Payable:	Band 'B' £1,055.83	(2011/2012)

The above information can be confirmed by contacting City of York Council on 01904 551140 (Business Rates) or 01904 551518 (Council Tax). Enquiries regarding small business rate relief can also be directed to the Business Rate Section.

VIEWING

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

PRICE

Offers are invited for the freehold interest subject to the income producing occupancy of the Maisonette.



Retail Area



Rear Room



Kitchenette



Single Parking Space



East Parade, Heworth

95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com

IMPORTANT NOTICE

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