



SHOP/LIVING ACCOMMODATION
64 HAXBY ROAD
YORK

In need of refurbishment, a substantial 'corner shop' with retail/ancillary storage on ground floor and a 3 bedroom maisonette to upper floors. Access to the residential element is currently achieved through the retail element. Development potential might exist (subject to planning approval) given the inclusion of land to the side and the single storey nature of the rear store. Interested parties need to make their own enquiries with the Local Planning Authority to establish whether possibilities exist.

SHOP + LIVING ACCOMMODATION
FOR SALE - FREEHOLD

PRICE REGION:
£225,000

ACCOMMODATION

Ground Floor Retail

Retail Area:	405 sq.ft.	(37.62 sq.m.)
Side Entrance Lobby:	-	-
Passage/Stairs to upper floor:	-	-
Store with W.C.:	117 sq.ft.	(10.86 sq.m.)
Store:	331 sq.ft.	(30.75 sq.m.)

Access from Service Lane at rear.

Upper Floor Residential

First Floor

Landing	
Lounge (front)	16' 0" x 11' 2"
Kitchenette	9' 2" x 5' 5"
Rear Landing	-
Bathroom/W.C.	-
Bedroom (rear)	15' 0" x 13' 4"

Second Floor

Landing	
Front Bedroom *	14' 8" x 9' 8"
Rear Bedroom *	15' 2" x 11' 1"

* measured to 5 feet (1.5m) headroom

Outside

Forecourt and surfaced area to side (used for parking).

RATES/COUNCIL TAX

Enquiries with City of York Council revealed the following information:

Rateable Value:	£7,000	(2010 Valuation List)
General Rates:	£3,031	(2011/2012 Rate Year)
Council Tax Band:	'B'	
Council Tax Liability:	£1,055.83	(2011/2012 Financial Year)

Enquiries relating to the above and availability of small business rate relief can be made to City of York Council (Business Rates) on 01904 551140.

VIEWING

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



Side Elevation

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

IMPORTANT NOTICE

These particulars which were prepared on 14th July 2010 and amended on 15th March 2011 (rates increase and Council Tax year) are provided subject to the following terms:-
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