

Freehold Retail & Office Investment in Busy & Popular Suburban Centre

1 & 2, Countoak House, Front Street, Acomb, York

**Howard
Jenkins**

For Sale



- Located in the heart of this busy suburban shopping destination
- Occupiers nearby include Specsavers, Banking Hub, Leeds BS, Thomas the Baker, Cooplands, Savers, Heron Foods, Boyes, Boots the Chemist & Morrisons' supermarket
- 1 Countoak House : Ground Floor Shop 670 ft² (62.2 m²) approx
- 2 Countoak House : First Floor Office 640 ft² (59.5 m²) approx
- Total rental income: £20,000 pa
- Guide price: £260,000 reflecting a net initial yield of 7.5%

1 & 2, Countoak House, Front Street, York YO24 3GD

Location

Acomb is a busy and popular suburban retail centre anchored by a well-established Morrisons' supermarket (approx 38,000 ft² gross), whose car park provides a well-used shoppers' parking facility.

Regional & national occupiers immediately nearby include Domino's, Leeds Building Society, British Heart Foundation, Thomas the Baker, Barnardo's, Age UK, Banking Hub, Heron Foods, Cooplands, Savers, Boyes, Specsavers and Boots the Chemist.

Description

The property adjoins Specsavers on the north side of Front Street, extending back to York Road (B1224) onto which it also has a display frontage. We understand that the property was built about 40 years ago, having brick elevations under a flat parapet roof; it comprises a ground floor shop with a self-contained office to the first floor.

Net Internal Floor Areas

First Floor (office)	640 ft ² (59.5 m ²)
Ground Floor (shop)	670 ft ² (62.2 m ²)

All areas should be checked by interested parties by measurement on site.

Rating Assessments

The VOA website records the following Rateable Values (2023 List):

First Floor (office)	£ 7,700
Ground Floor (shop)	£13,250

Both floors have the benefit of [Small Business Rate Relief](#).

Leases

Details of the rent and lease terms are set out in the schedule below; copies of the lease documents are available upon request.

Tenure

We understand the property is held freehold under Land Registry title NYK69109.

Guide Price

£260,000 reflecting a net initial yield of 7.5%.

VAT & Legal Costs

We are informed by our clients that the property is registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs & professional fees in the transaction.

Energy Performance Certificates (EPC)

The current EPC performance ratings are for the first floor office E123, and for the ground floor shop C54.

Anti-Money Laundering Regulations

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser; in a company purchase, this will include directors, beneficial owners and those persons with significant control.

Further Information & Viewing

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Date: August 2026

Subject to Contract

Interior of First Floor Office



Frontage onto York Road (B1224)



Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice. Office Address: Dale House, Askham Bryan, York YO23 3LT. Howard Jenkins is the trading name of HJPCS Limited. Registered in England and Wales No: 7209004. Registered Office: 54 Bootham, York YO30 7XZ.

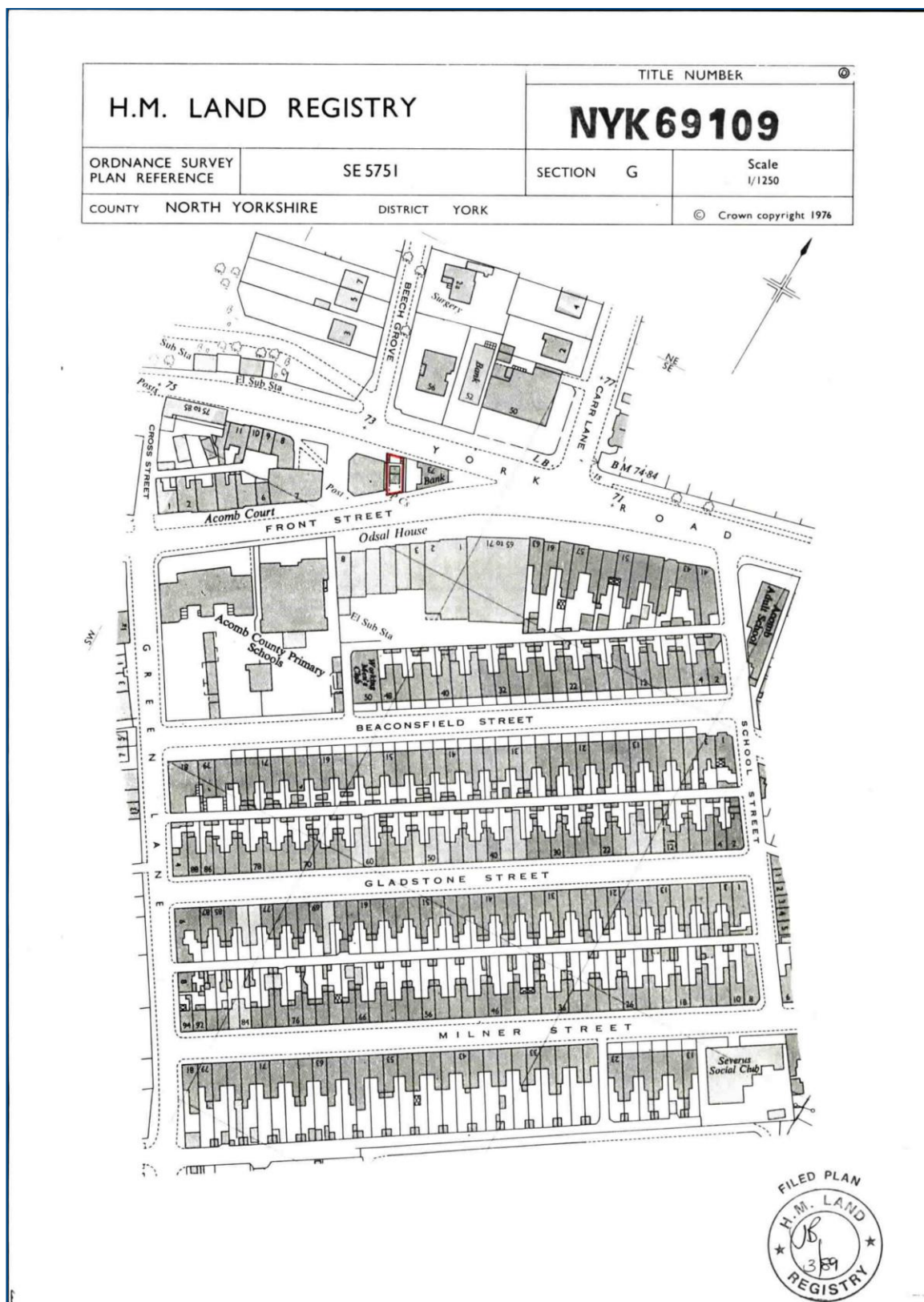
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PREMISES	TENANT	LEASE TERMS	RENT	FLOOR AREA	COMMENTS
First Floor Office	JR Hornsby	6 years from 25 March 1997 (being a continuation from the original lease dated 20 September 1993). Tenant is 'holding over'. The rent reserved is payable quarterly in advance.	£4,500 pa	640 ft ²	Tenant is responsible for internal repairs & redecorations and external redecorations to the ground floor entrance; also to reimburse 50% of the building insurance premium Tenant-only break clause operative as at 25 March 2000 on not less than six months' prior written notice. User: Office.
Ground Floor Shop	Mobile Yorkshire Ltd (with director guarantee & rental deposit)	Let for a term of 10 years from 20 October 2023, subject to 3-yearly rent reviews. The rent reserved is payable monthly in advance.	£15,500 pa	670 ft ²	Tenant is responsible for internal & external repairs & redecorations, including windows, doors & shopfronts to front & rear; also to reimburse 50% of the building insurance premium. User: The sale & repair of mobile phones and as a subsidiary use the sale of vapes or other retail purposes within Class E.
			£20,000 pa		

Notes:

1. Floor areas are approximate and should be checked by interested parties.
2. Copies of the leases are available on request.

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Note

Plan not to scale; for identification only.