Class E / Retail / Restaurant / Café Unit* In Busy Suburban Retail Location

Unit 1, 65-71 York Road, Acomb, York YO24 4LN

To Let

Howard Jenkins

- Excellent modern unit within the heart of this busy & popular suburban shopping area
- Available and ready for fit out by new occupier
- *Class E consent includes retail, office, medical, healthcare, restaurant & café uses
- NIA c.1,780 ft² (165.3 m²) approx
- Occupiers nearby include Specsavers, The Banking Hub, Leeds BS, Thomas the Baker, Cooplands, Savers, Heron Foods, Boyes, Boots the Chemist & Morrisons supermarket

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Location
Acomb is a busy and popular suburban retail centre anchored by a well-established Morrisons' supermarket (approx 30,000 ft²), whose 270-space car park provides the main parking facility for shoppers. A number of regional & national occupiers are present including Domino's, Cooplands, Savers, Leeds BS, Thomas the Baker, The Banking Hub, Heron Foods, Boyes, Specsavers and Boots the Chemist.

Description
An excellent & versatile ground floor unit which is well located within the heart of Acomb's busy shopping area. It has opening retail display windows, and provides an open plan area ready for a new occupier to fit out, with staff toilet to the rear; there is a shared rear loading area.

Net Internal Floor Area
NIA 1,780 ft² (165.3 m²)

Floor areas & all dimensions are approximate and should be checked by interested parties by measurement on site.

*Planning
The unit has existing Class E use covering retail, office, medical, healthcare, café & restaurant uses (excluding hot food take-away).

Lease Terms
A new effectively FRI lease is offered for a term to be agreed, incorporating periodic "upward only" rent reviews; Sections 24-28 of the Landlord & Tenant Act, 1954 to be excluded.

Rental Guide
£35,000 pa, exclusive of business rates, service charge & VAT.

Rating Assessment
The VOA website records the property having a Rateable Value of £26,000 (2026 List). Estimate your business rates - GOV.UK.

Energy Performance Certificate (EPC)
The premises have an Energy Performance Asset Rating of D78:

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

The RICS Code for Leasing Business Premises
This Code and its supplemental guide are drawn to the attention of prospective tenants who are recommended to seek the advice of an RICS member or other property professional.

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 tenant.

Further Information & Viewing
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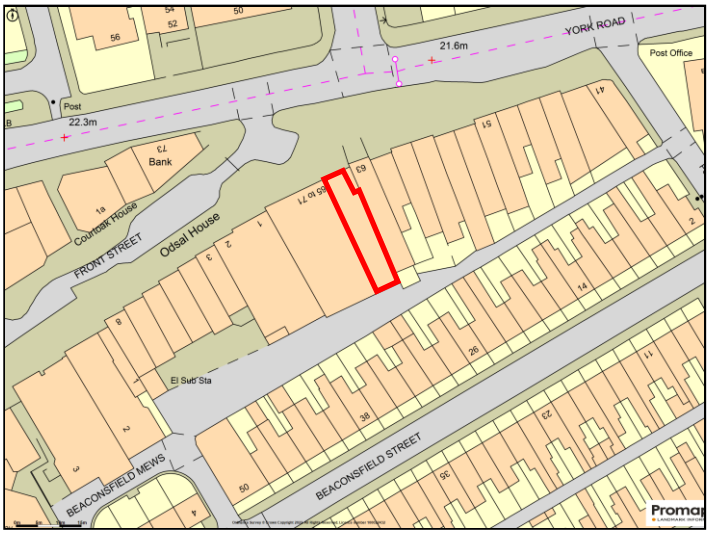
Date: August 2026 **Subject to Contract**



Disclaimer
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