



## For Sale

1 Scarcroft Rd, Bishopthorpe, York,  
YO23 1NX

Retail Investment let to Sainsburys

Upper floors with development potential

Located in a prime residential area

## Location

York has a strong international reputation, many tourist attractions, two excellent universities and some first rate schools.

Bishopthorpe Rd has become one of the most sought after retail locations outside the City Centre with an interesting range of shops forming the centre of a vibrant community, within a densely populated residential area.

## Description

This a three storey building with the ground floor let to Sainsburys. The upper floors were used as student accommodation but have not been occupied for some time. These could be converted to good quality apartments.

Significant refurbishment has recently been undertaken to the external fabric of the building.

## Accommodation

### Retail Unit

Ground Floor	128 sq m (1,340 sq ft)
Storage	53 sq m (410 sq ft)
Basement	14 sq m (200 sq ft)

First Floor	150 sq m (1,615 sq ft)
Second Floor	120 sq m (1,290 sq ft)

Floor areas are approximate.

## Rates

The Rateable Value of the ground floor is £24,500.

## Lease

The ground floor is let to Sainsburys Supermarkets Ltd, for a term of 15 years from 1<sup>st</sup> November 2013.

The lease is subject to RPI increases. With effect from 1<sup>st</sup> November 2023 the rent is £26,827.45.

Retail rents on Bishopthorpe Rd have risen significantly in recent years. The rent is therefore reversionary.

## Tenure

The freehold is available for sale.

The upper floors will have vacant possession.

## Price

Details on request

## VAT

Prices and rent, where quoted, are exclusive of VAT.

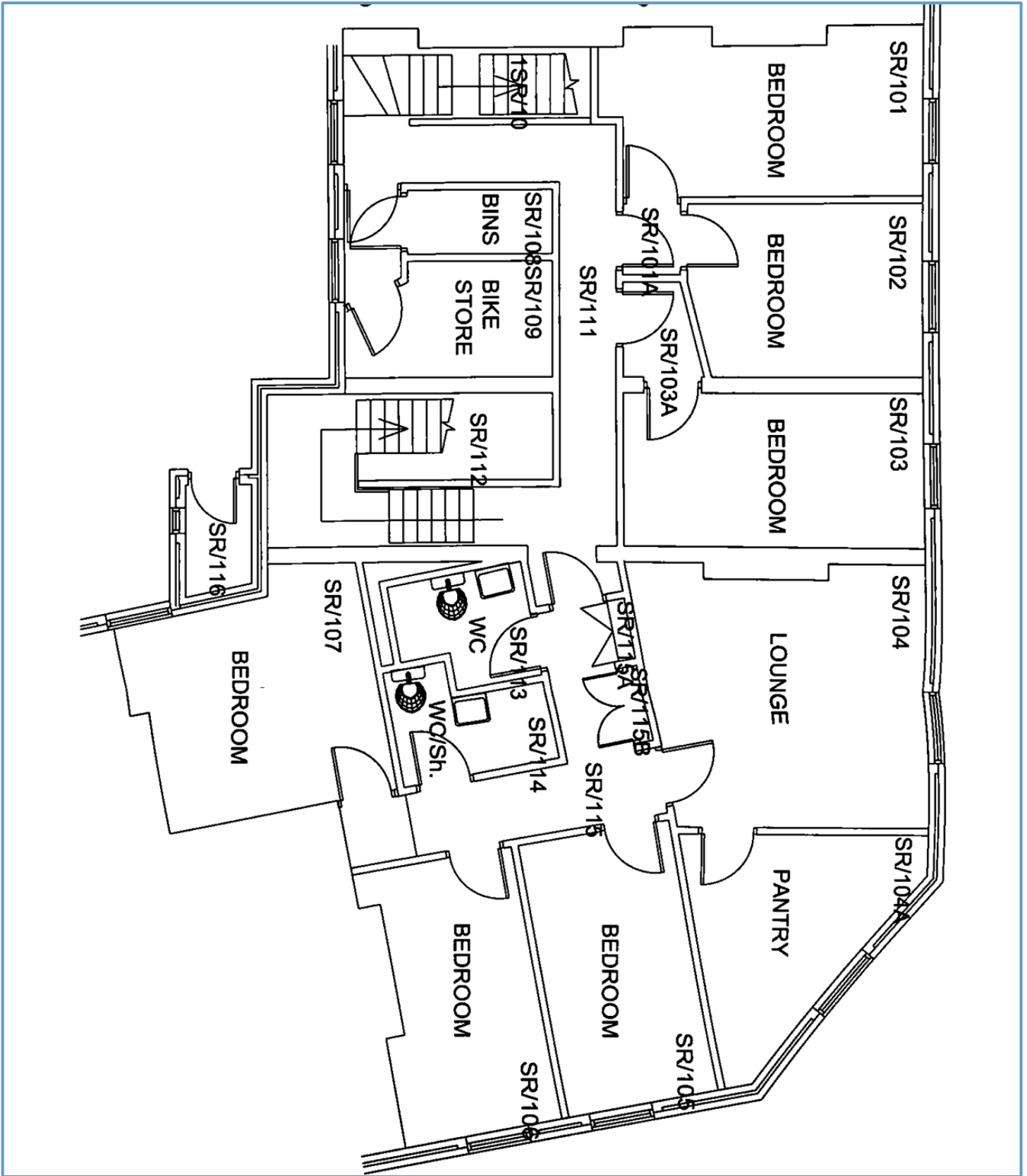
## Energy Performance Certificate

The building has an EPC rating of B on the ground floor and D on the upper floors.

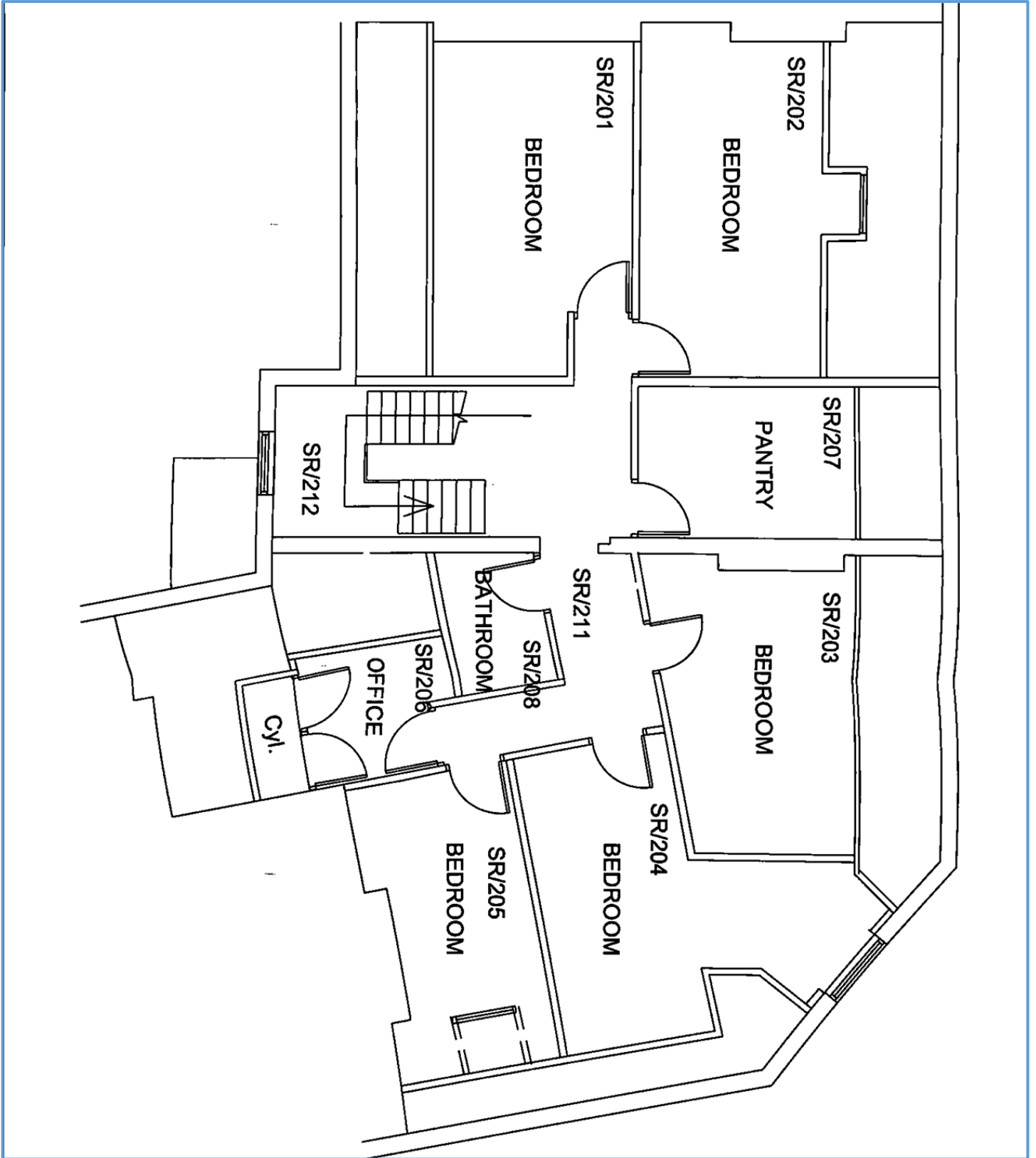
A copy of the certificate is available on request.

## Viewing

By appointment with  
R M English 01759 303202 or  
Briggs Burley 07949 154881  
[jburley@briggsburley.co.uk](mailto:jburley@briggsburley.co.uk)



First Floor



Second Floor

