



4/4a Hall Square and 14 & 16 Hall Square Mews, Boroughbridge

£390,000

Stephensons
commercial

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Est. 1871

Hall Square, Boroughbridge YO51 9AN

£390,000

The property comprises of 4/4a Hall Square and 14 & 16 Hall Square Mews, Boroughbridge. 4/4a Hall Square forms flexible commercial accommodation that has been used for a number of purposes over the years. 14 & 16 Hall Square Mews both form 2-bed self-contained flats.

The property is held on a freehold basis. All units are let and producing a gross rent of around £25,000 pa.

Location

The property is located within the popular and picturesque market town of Boroughbridge. The property is strategically positioned between the high street and the town's main car park with free car parking available. Boroughbridge has a number of independent shops and eateries and is seen as a desirable commuter town to other parts of West and North Yorkshire. House prices have increased significantly in recent times.

Description

The property forms a mid-terraced building of three storey construction. Elevations are of rendered brickwork and the property is surmounted by a timber framed, tile covered roof. To the ground floor is a commercial unit (4 & 4a Hall Square) benefiting from 2 shop fronts and customer entrance doors. This area is predominantly open plan in nature, forming flexible accommodation that lends itself to either retail or office uses. The ground floor commercial space could also be subdivided into 2 smaller units as 2 rear access doors and w/c's are provided. The upper floors form 2 x 2-bed self-contained flats (14 & 16 Hall Square Mews). These are effectively duplex units with rear access. Internally, they each benefit from a kitchen/living area, bathroom, and 2 x bedrooms.

Accommodation

The ground floor commercial accommodation extends to approximately 63 m²/683 sq ft. The flats extend to approximately 108 m²/1,166 sq ft in total. The total floor area is approximately 171 m²/1,849 sq ft.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



Planning

The property is located within a Conservation Area and we understand that it forms a Grade II Listed Building. We believe that the ground floor commercial accommodation is suitable for uses falling within Class E and that the flats each benefit from an established use for C3 (dwelling house) purposes. Purchasers looking for alternative uses are invited to make their own enquiries with North Yorkshire Council's Planning Department.

Rateable Value

Both of the flats are separately assessed for council tax purposes as falling within Band A and we believe that the respective tenants are responsible for the payment of council tax under the terms of their tenancy agreement. The commercial premises have a rateable value of £7,400. This should enable the possibility of small business rates relief.

EPC

The ground floor commercial premises have an EPC rating of C (53). Both of the flats have EPC ratings of a C. Copies of the EPC Certificates and Recommendation Report can be provided by the selling agents.

Utilities

We believe that each of the separate units benefit from their own supplies of water and electricity. We believe that the 2 flats also benefit from their own gas supplies. The commercial unit has electric storage heating, with the 2 flats benefiting from gas central heating systems. Please note that we have not tested any of the services.

Tenure

We believe that the property is held on a freehold basis and that there are appropriate rights of way to the rear.

Tenancies

We understand that the ground floor commercial premises are let to Commence Marketing Limited, with a private individual as a guarantor for a term of 6 years from 31st August 2023 at £8,400 pa. Please note that the tenants have served a break option w.e.f., 31st August 2026. Each of the flats are let at £715 pcm. Tenants are responsible for all rates and utilities. The total rent passing is presently £25,560 pa.

Price

The freehold investment is available to purchase for £390,000.

Viewings/Further Information

Please contact James Reynolds of our York office.

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