

FOR SALE FREEHOLD INVESTMENT



**160/160A HIGH STREET
BOSTON SPA
LS23 6BW**

Yorkshire Bank Chambers 2 Infirmary Street Leeds LS1 2JP Tel: (0113) 245 1622 Fax: (0113) 234 7295

Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

160/160A High Street, Boston Spa

LOCATION:

The property is located in the centre of Boston Spa. The premises are on High Street and form part of the compact retail and leisure area of the village. The premises are opposite a soon to be opened Sainsburys and close to the village car park.

Boston Spa is a large Georgian village known for its historic high street and scenic river setting and its proximity to the A1 makes is an accessible location.

DESCRIPTION:

The property comprises a 2 storey stone built property divided into two units with each benefiting from attractive bow fronted Georgian style windows on the ground floor.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

160 High Street

Ground Floor Sales	470 sq ft	43.66 sqm
WC		
First Floor and storage & kitchen	746 sq ft	69.30 sqm
Second floor attic	407 sq ft	37.81 sqm
Basement – trap door access	Unmeasured	

160A High Street

Ground Floor sales & kitchen	352 sq ft	32.70 sqm
------------------------------	-----------	-----------

TENANCIES:

160 High Street

The property is let on a lease the contractual term of which expired on 17 May 2017. The tenant has been holding over and has indicated would like a new lease. The lease is on effectively FRI terms with a Schedule of Conditions. The current rent is £13,200 per annum.

160A High Street

The property is let on a lease for a term commencing on 28 November 2024 for 6 years. There is a tenant break and a rent review on 28 November 2027. The lease is on effectively FRI terms. The current rent is £6,600 per annum.

160/160A High Street, Boston Spa

TENURE:

Freehold

PRICE:

Offers over £250,000 are invited for the freehold interest subject to the existing tenancies.

ANTI-MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

VAT:

The property is not registered for VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

160 High Street
Boston Spa
WETHERBY
LS23 6BW

Energy rating

C

Valid until:

28 September 2027

Certificate number:

0890-2118-2730-8000-7303

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	152 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

The figure shows a horizontal bar chart representing the energy rating scale. The scale is divided into seven color-coded bands: A+ (dark blue, Under 0), A (blue, 0-25), B (teal, 26-50), C (green, 51-75), D (yellow, 76-100), E (orange, 101-125), F (light orange, 126-150), and G (red, Over 150). A green arrow points to the C band, indicating a score of 72. A vertical line marks the 'Net zero CO2' point at the end of the A+ band.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	22 A
If typical of the existing stock	64 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0890-2118-2730-8000-7303?print=true>

1/2

Energy performance certificate (EPC)

160a High Street
Boston Spa
WETHERBY
LS23 6BW

Energy rating

D

Valid until: 28 September 2027

Certificate number: 0850-0233-8919-1521-5006

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	37 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

