

*Nabarro McAllister & Co*  
*C h a r t e r e d   S u r v e y o r s*

**RETAIL PREMISES (A2) USE  
TO LET**

**1 MURRAY STREET  
FILEY YO14 9DB**



We give below brief details of a prominent corner shop unit with A2 Use situated in the centre of Filey.

**Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822**

**[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)**

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**Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY**

**DESCRIPTION**

The property comprises a two storey building built in brick under a slated pitched roof. The property has window frontage to both Murray Street and Union Street with an entrance on the splayed corner.

**LOCATION**

The property occupies a prominent corner position at the junction of Murray Street and Union Street. Nearby occupiers include Yorkshire Bank, Ladbrokes, Cooplands The Bakers.

**ACCOMMODATION:**

Briefly the accommodation comprises;

**GROUND FLOOR 1,832 sq.ft.**

The first floor space may be available in addition if required by separate negotiation.

**TERMS**

The property is offered on a new 10 year Lease with rent review at the end of the fifth year at an annual rent of £20,000 per annum.

**RATEABLE VALUE**

The property is assessed for rating purposes on enquiry of the VOA website at Rateable Value £13,500.

**LEGAL COSTS**

Each tenant to be responsible for the landlords costs in the preparation of the new Lease.

**VIEWING:**

Strictly by appointment with the Chartered Surveyors.

**SUBJECT TO CONTRACT**

**MISREPRESENTATION CLAUSE**

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact

but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

***Regulated by RICS***

# Energy Performance Certificate

Non-Domestic Building



H S B C  
1 Murray Street  
FILEY  
YO14 9DB

Certificate Reference Number:  
0250-0634-8369-8591-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 62

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 386  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 53.14

## Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

69 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
<b>Property Reference:</b>	586306580000
<b>Assessor Name:</b>	Martin Phipps
<b>Assessor Number:</b>	EES/012870
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Green Zone Surveys (UK) Ltd
<b>Employer/Trading Address:</b>	104A, Cobalt Business Exchange, Cobalt Park Way, Newcastle Upon Tyne, NE28 9NZ
<b>Issue Date:</b>	16 Sep 2014
<b>Valid Until:</b>	15 Sep 2024 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Employed by the organisation dealing with the property transaction.

Recommendations for improving the property are contained in Report Reference Number: 0910-5930-0464-8250-6080

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.