



Location

The Cathedral City of York is the principal commercial and retail centre for North Yorkshire. The city has a large affluent catchment population of 478,000 persons.

The premises are situated on the Eastern side of Bridge Street, close to the prime Coney Street / High Ousegate. Other occupiers in the immediate vicinity include: Sainsburys, Tesco, Slug & Lettuce, STA Travel, Amplifon, Reeds Rains, Humberts and Bridgfords.

Description

The premises will comprise of a newly refurbished ground floor retail unit.

Accommodation and Dimensions

The following are approximate dimensions and net floor areas:

Retail:	600 sq ft
Ancillary:	120 sq ft
Frontage:	16 ft 2
Internal width (max):	19 ft 10
Shop depth:	37 ft 4

WC facilities are at the rear of the premises.

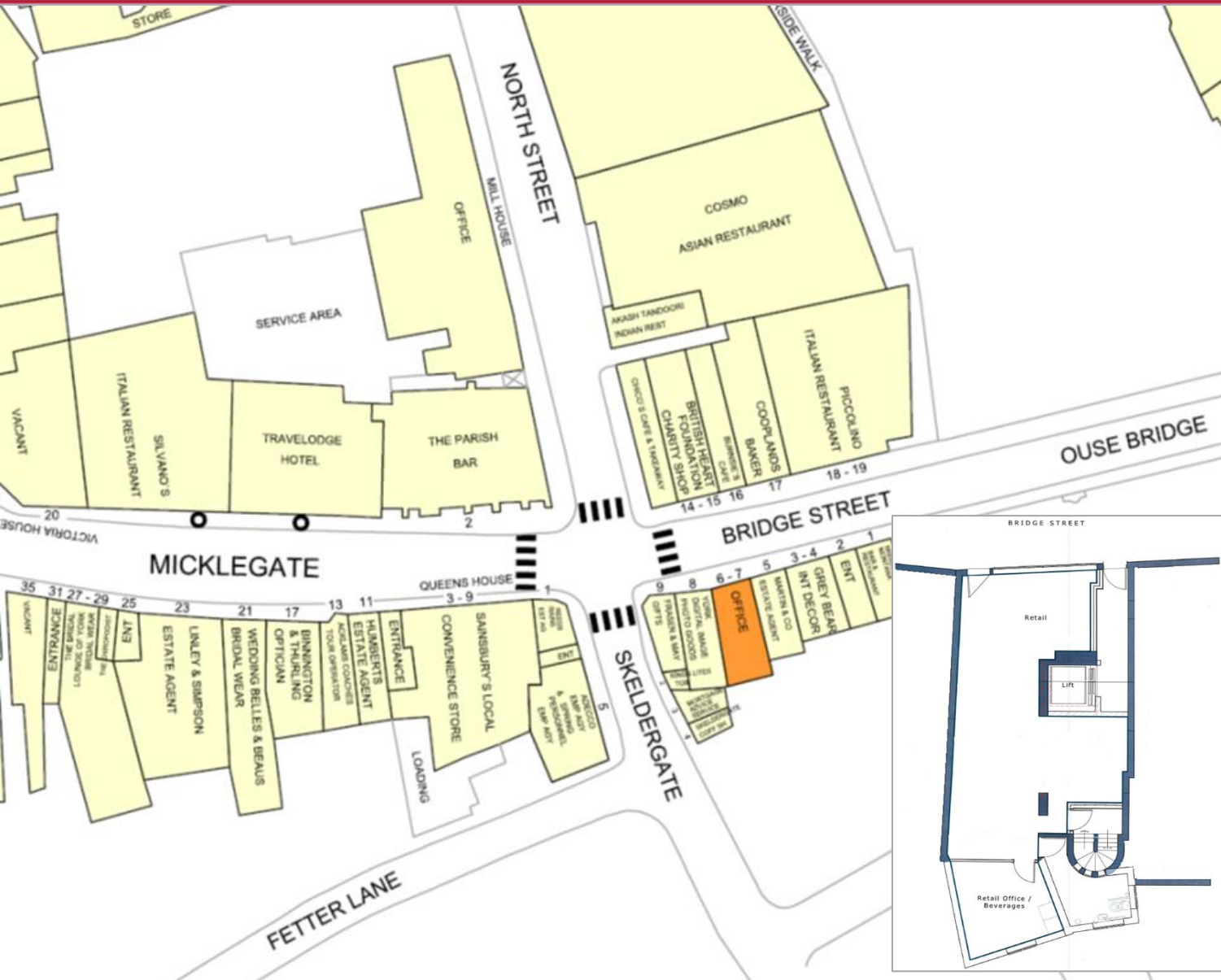
Services

Mains water, gas, electricity and drainage are connected to the property.

Planning

The property is Grade II listed and is situated within a conservation area.

7 BRIDGE STREET YORK



EPC

An EPC has been commissioned and will be available after redevelopment of the property.

Rateable Value

The rateable value is yet to be assessed.

Rent

£20,000 per annum.

Lease Terms

The premises are available on a new ten year effective full repairing and insuring lease subject to a rent review at the end of the fifth year.

VAT

All monies are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Viewing

Strictly by appointment through the sole agents Stapleton Waterhouse

Further Information

For further information please contact

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