

WATERHOUSE

Commercial Surveyors

RETAIL / OFFICE PREMISES

TO LET

GROUND FLOOR, FIRST FLOOR & SECOND FLOOR



7 HIGH PETERGATE

YORK

YO1 7EN

LOCATION

The premises are located in a conservation area on a busy route into the City from the Bootham and Gillygate areas which include a number of the city's main car parks.

York Minster and Bootham bar are in close proximity ensuring a high level of foot fall as does the surrounding mix of restaurants and retailers.

DESCRIPTION

The premises comprise a Grade II listed ground floor shop/office unit with additional shop/office space on the second and third floors and good retail frontage.

ACCOMODATION

The premises provide the following approximate dimensions and net floor areas:

Shop frontage

Ground floor sales / office 350 sq ft

First floor sales / office 300 sq ft

Second floor sales / office 320 sq ft

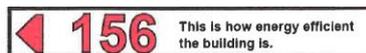
W/C and Kitchenette

SERVICES

Mains electricity, water and drainage are connected to the premises.



ENERGY PERFORMANCE CERTIFICATE



TERMS

The premises are available by way of a new 6 year lease on full repairing and insuring terms, subject to an upward only rent review at the end of the third year of the term.

RENT

£20,000 per annum, payable quarterly in advance.

RATINGS ASSESSMENT

We are verbally informed by York City Council that the property is assessed for rating purposes as follows:

Rateable Value: £11,000 (2010 ratings list)

Rates Payable: £5,181 per annum

VAT

All monies are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the preparation and execution of the lease.

VIEWING

Strictly by appointment through the sole agents Waterhouse Commercial Surveyors.

Tel: 01904 622226

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