

WATERHOUSE

Commercial Surveyors

TO LET

CITY CENTRE SHOP

GROUND FLOOR 2,600 SQ FT



130/134 MICKLEGATE

YORK

YO1 6JX

LOCATION

The premises are situated within the city walls of York on the north western side of Micklegate, close to Micklegate Bar. As such, the premises are located within one of the main pedestrian routes into York city centre.

York city railway station is five minute walk from the premises and there is parking immediately in front of the premises.

The surrounding premises form a mixture of specialist retail outlets, restaurants and offices.

DESCRIPTION

The premises form the ground floor of a three storey brick construction under a pitched slate roof.

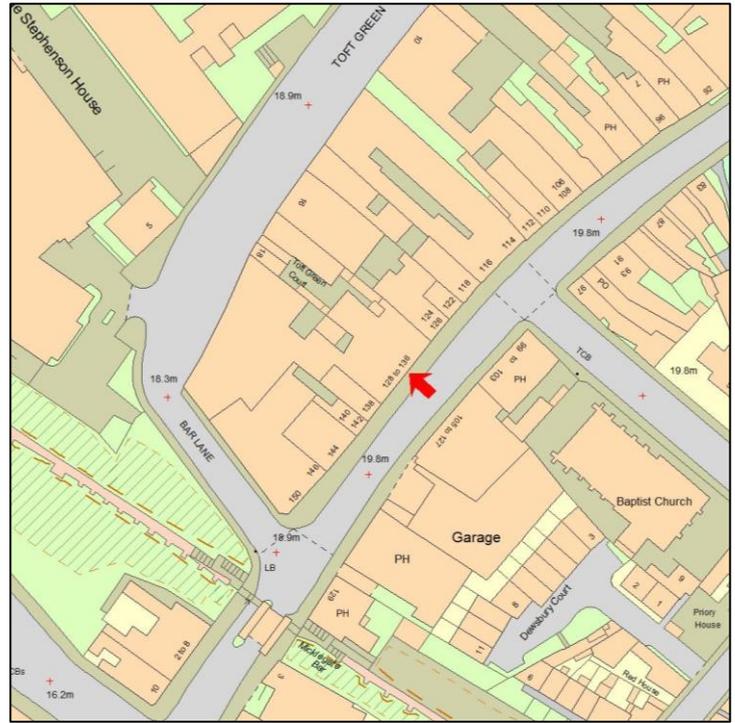
ACCOMMODATION

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

Shop Front:	49 ft
Shop Depth:	75 ft
Ground Floor:	2,605 sq ft

SERVICES

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



PLANNING

We understand that the building is Grade II listed and lies within a conservation area. There is consent for retail/café (A1/A3) and financial/professional (A2).

TERMS

The premises are available by way of a ten year full repairing and insuring lease at a rent of £35,000 per annum, payable quarterly in advance, subject to an upward only rent review at the end of the fifth year of the term. All monies are exclusive of VAT.

RATING ASSESSMENT

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

Rateable Value:	£41,000 (2010 ratings list)
Rates Payable:	£19,311 per annum

LEGAL COSTS

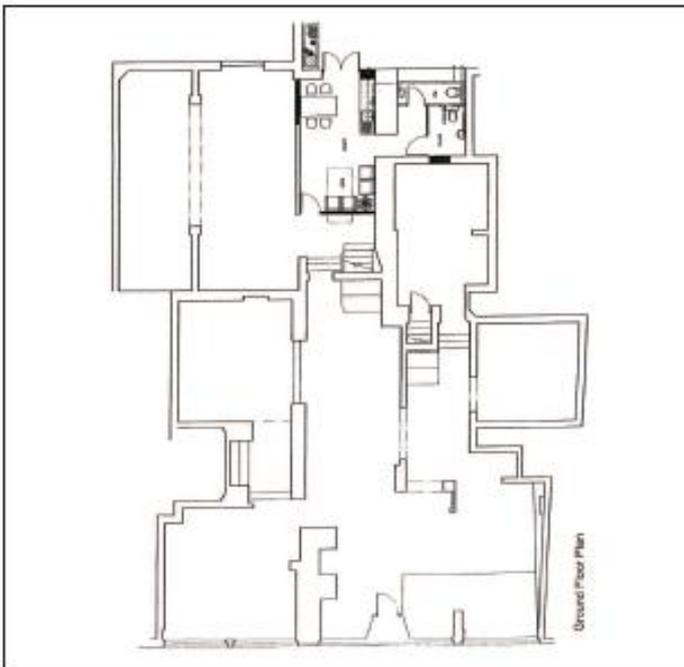
Each party will be responsible for own legal cost in relation to the preparation and execution of the lease.

VIEWING

Strictly by appointment with the sole agents, Waterhouse Commercial Surveyors.

Tel: 01904 622226 Email: daw@wcsyork.co.uk
csab@wcsyork.co.uk

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