



Location

The property is situated on Jubbergate in the heart of York city centre. Jubbergate links the prime retail area of Parliament Street to the historic Shambles and is the entryway to the daily Shambles Market.

Nearby occupiers include M & S, Pret a Manger, EE, Browns department store and Pizza Express.

Description

The premises forms a ground floor retail unit with additional storage / retail space in the basement.

Dimensions and net floor areas

The property provides the following approximate dimensions and floor areas:

<i>Shop front</i>	<i>38 ft 6 in</i>
<i>Shop depth</i>	<i>15 ft</i>
<i>Ground floor</i>	<i>570 sq ft</i>
<i>Basement</i>	<i>282 sq ft</i>
Total	852 sq ft

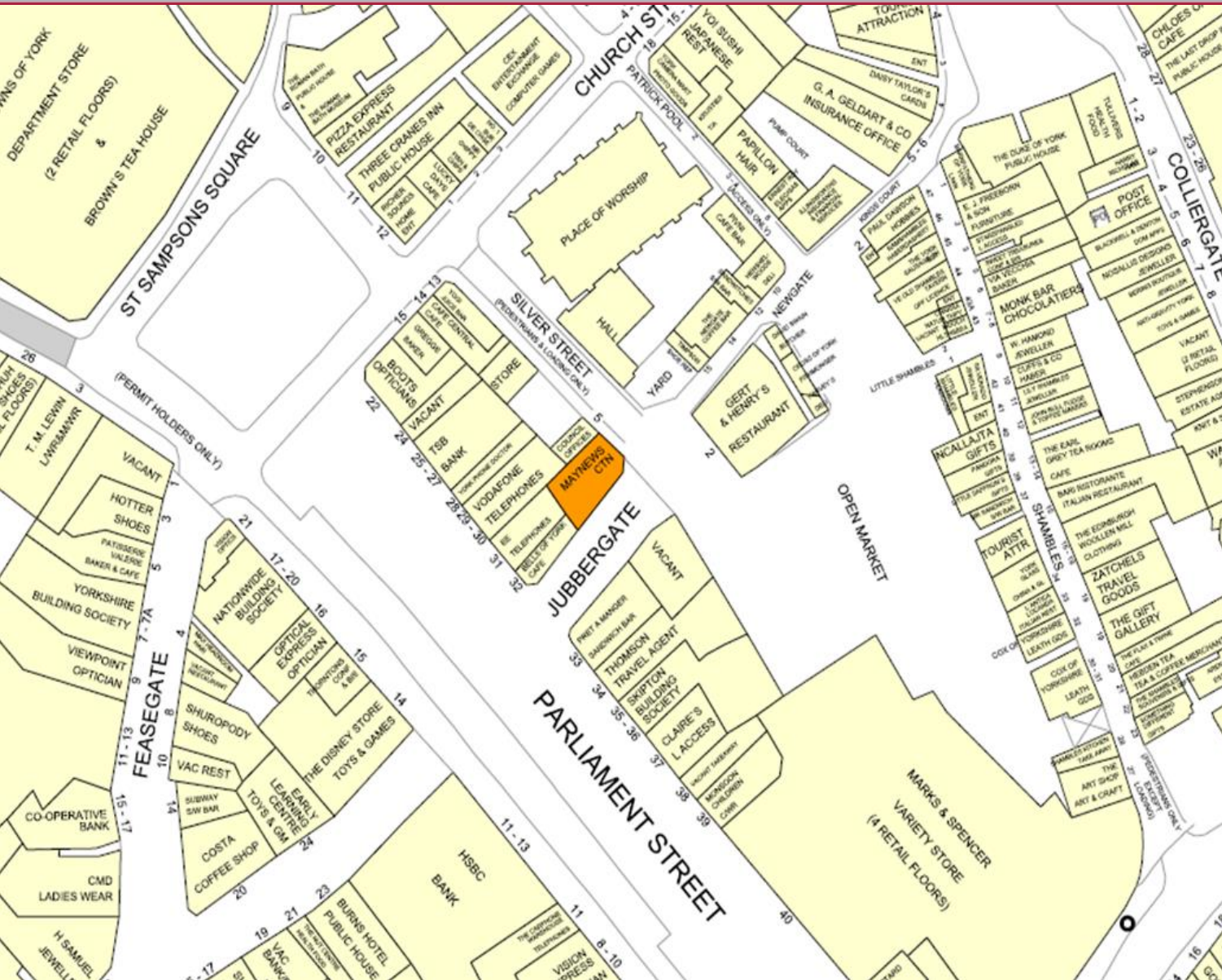
EPC

C 51-75

◀ 54 This is how energy efficient the building is.

Planning

The property lies within a conservation area and is not listed.



Services

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

Rateable Value

Rateable Value £34,500
Rates payable £16,525

Terms

£25,000 per annum, to be paid quarterly in advance on a new 10 year lease on full repairing and insuring terms. Upward only rent review at the end of the fifth year of the term.

VAT

All rents are exclusive of VAT.

Legal Costs

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

Further Information

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