



****CONFIDENTIALLY AVAILABLE, STAFF UNAWARE****

Location

The premises are situated on the north eastern side of Low Petergate close to its junction with Goodramgate, Church Street and Kings Square in York's historic city centre. The location is particularly popular with high end boutiques and cafes.

Notable occupiers in the vicinity include Reiss, L K Bennett, Jo Malone, L'Occitane, Neal's Yard Remedies, Strada and Cafe Rouge.

Description

The ground floor shop unit forms part of a development of six shops arranged on ground and part first floors.

Dimensions and net floor areas

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

Internal width 14 ft 5 in

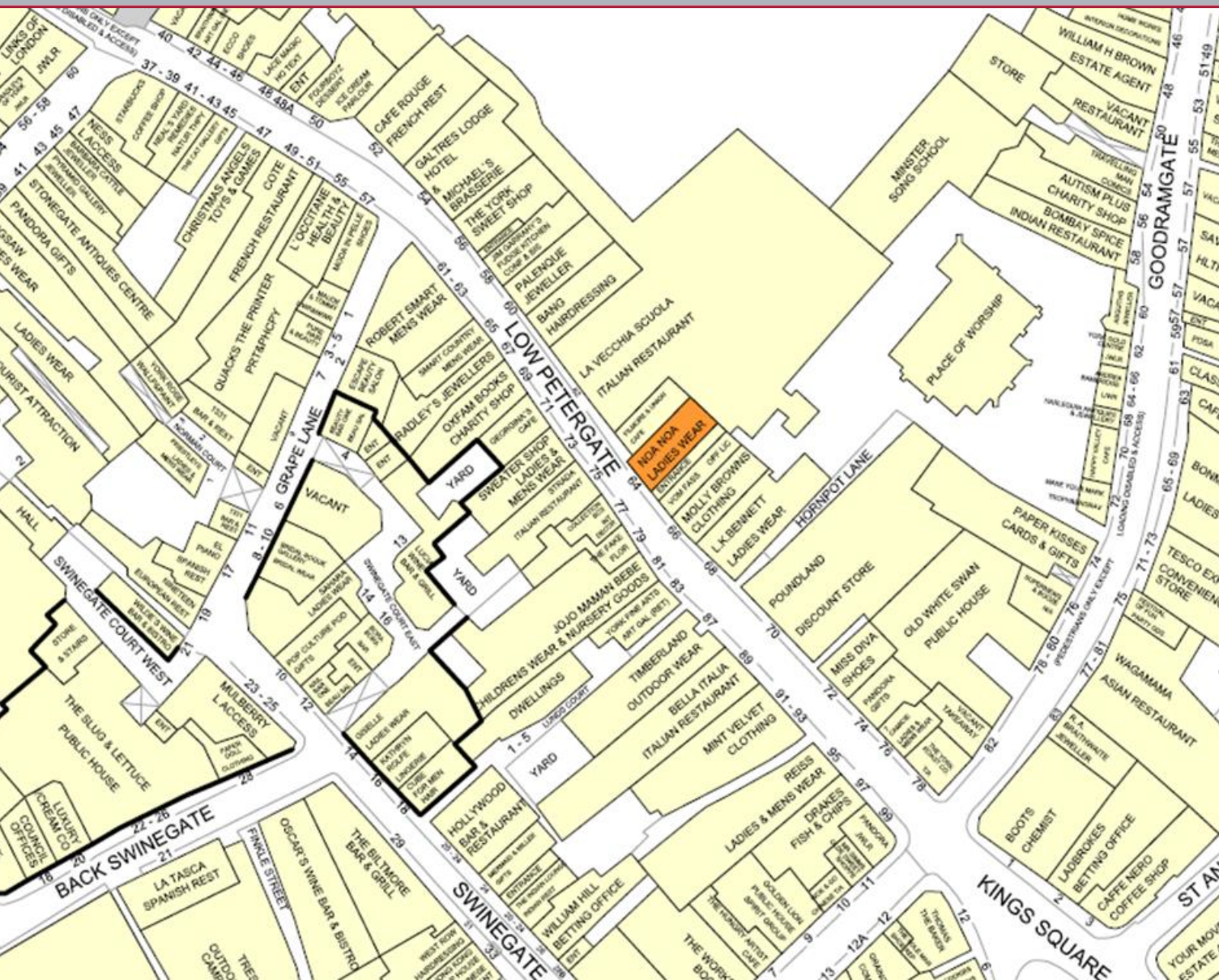
Shop depth 38 ft 8 in

Ground floor sales 477 sq ft

External store 248 sq ft
(inc kitchen and WC)

Planning

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



Services

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

EPC

G Over 150 **159** This is how energy efficient the building is.

Rateable Value

Rateable value £29,250 (2017 rates list)

Rates payable £14,346

Terms

£35,000 per annum exclusive 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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