



#### Location

The premises are situated on the north eastern side of North Street, close to its junction with Bridge Street and Micklegate in York's historic city centre. The location provides a mix of retail, restaurants and bars.

Notable occupiers in the vicinity include Sainsbury's, Spar, Piccolino restaurant, Travelodge, Cosmo restaurant.

#### Dimensions and net floor areas

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

*Internal width* 20 ft 2 in

*Internal depth* 34 ft 8 in

*Ground floor restaurant* 370 sq ft

*Ancillary (inc kitchen and WC)* 305 sq ft

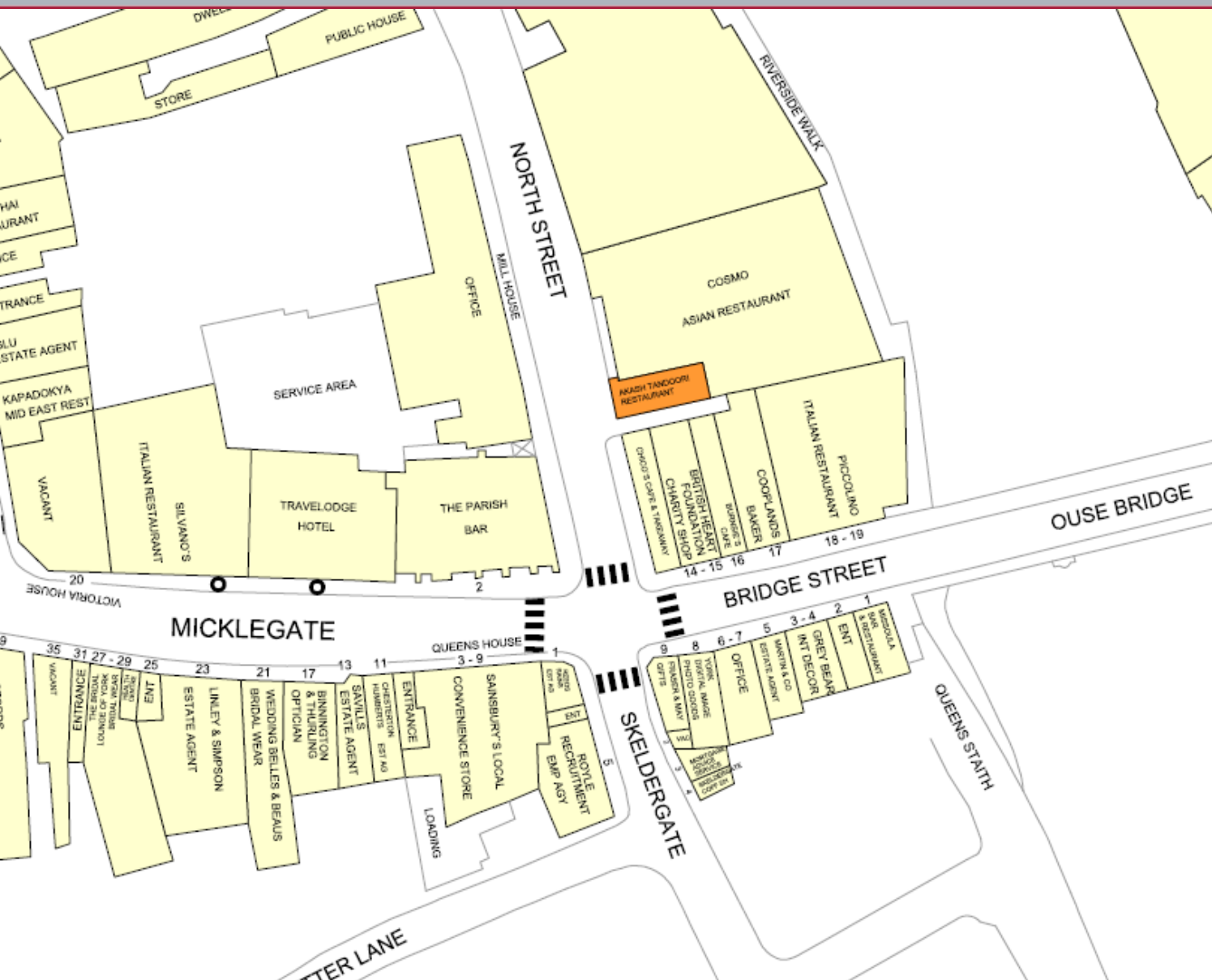
**Total** 675 sq ft

#### Planning

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

#### Service Charge and Insurance

Annual Service Charge and insurance is payable on the property. The Service Charge for 2017 is £2,253.80 and insurance is £477.91.



### Services

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

### EPC

**D** 76-100

**93**

This is how energy efficient the building is.

### Rateable Value

Please apply to the rates department of York City Council for ratings assessment.

### Terms

£16,000 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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