## Stapletonwaterhouse

### TO LET GROUND FLOOR PROPOSED RESTAURANT

## 10 CASTLEGATE YORK YO1 9RP



### Location

The historic and vibrant city of York is the commercial centre for North Yorkshire. It is situated 26 miles north east of Leeds and 22 miles east of Harrogate. The city has excellent transport connections with road links to the A1 and M1 and direct trains services to Manchester, Edinburgh, Leeds and London.

The property is situated on Castlegate, a well-established thoroughfare in the centre of York, adjacent to the main city centre shopping areas of Coppergate, Spurriergate and Parliament Street.

Well know occupiers in the vicinity include Prezzo, Urban Outfitters, Fat Face, Pizza Hut, Tesco Express and H&M.

Popular tourist attractions such as York Castle Museum, York Dungeons and the Jorvik Viking Centre are in close proximity.

### Description

The premises are located on the Ground Floor of a modern retail / residential redevelopment.

### Accommodation

The premises comprises approximately 2,900 sq ft of accommodation, measured on a gross internal basis.

\*please note, the above floor areas have been provided by client's architect.

46 BOOTHAM YORK YO30 7BZ

01904 622226

www.stapletonwaterhouse.com

## Stapletonwaterhouse

### TO LET GROUND FLOOR PROPOSED RESTAURANT

## 10 CASTLEGATE YORK YO1 9RP





### Services

Mains electricity (3 phase), mains gas, water and drainage are connected to the premises.

### Planning

The property has change of use planning to café / restaurant (use class A3).

46 BOOTHAM YORK YO30 7BZ

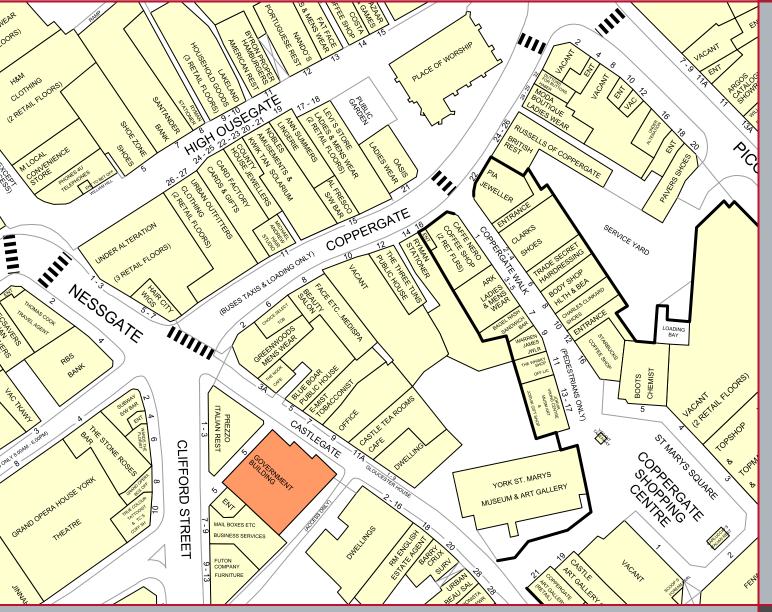
01904 622226

### www.stapletonwaterhouse.com

# Stapletonwaterhouse

## TO LET GROUND FLOOR PROPOSED RESTAURANT

## 10 CASTLEGATE YORK YO1 9RP



Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and intending purchasers or tenants should not rely on statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where more stated on the vervise, any offer made will be deemed to be exclusive of VAT.

### Energy Performance Certificate

An EPC has been commissioned and will be available shortly.

### Lease Terms

The premises are available to let on a new 15 year lease on full repairing and insuring terms subject to rent review every 5 years at a commencing rental of £58,000 per annum.

### Rates

The property is part of a larger development and will be reassessed for ratings purposes shortly.

### 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.

### Further Information

For further details and viewing arrangements please contact:	
David Waterhouse	david@stapletonwaterhouse.com
Charlie Bethell	charlie@stapletonwaterhouse.com
Telephone	01904 622226

#### www.stapletonwaterhouse.com