

WATERHOUSE

Commercial Surveyors

FOR SALE

FREEHOLD

RETAIL/RESIDENTIAL INVESTMENT



41 MICKLEGATE

YORK

YO1 6JH

LOCATION

The property is located on the Southern side of Micklegate, close to its junction with George Hudson Street, approximately 300 metres west of the River Ouse in the centre of York.

This is a popular mixed use area of York with varied shops, restaurants, bars and office space.

York railway station is 5 minutes away by foot and a multi storey car park is located close by on George Hudson Street.

DESCRIPTION AND ACCOMODATION

The property is of traditional brick load bearing construction beneath predominantly pitched slate / tiled roofs. The building is semi-detached and the front elevation mirrors the adjacent building.

The property comprises a combination of ground floor retail with residential accommodation above over 3 upper floors.

Ground floor	Retail	625 sq ft
First floor	(Flat 1 – Duplex)	500 sq ft
First floor	(Flat 2)	330 sq ft
Second floor	(Flat 3)	330 sq ft
Third floor	(Flat 4)	556 sq ft
Total		2,341 sq ft

Note 1 – The above floor areas have been provided by the vendor.

Note 2 – A storage area with planning consent for residential is situated to the rear of the shop and is available for purchase by separate negotiation.

TENURE

The property is freehold.

EPC

Copies of the EPCs can be obtained from the agent's office.

PLANNING

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



TENANCIES

Shop		
Fancy Dance	5 years from July '12	£12,000 per annum
Flat 1		
Brosnan/Sheperd	AST	£6,240 per annum
Flat 2		
Clayton	AST	£5,940 per annum
Flat 3		
Mahoney	AST	£6,300 per annum
Flat 4		
Pace/Phillips	AST	£6,540 per annum
Total		£37,020 per annum

PRICE

Offers in the region of £495,000.

VAT

We are informed by the vendor that the retail premises are VAT registered and the flats are not VAT registered.

LEGAL COSTS

The incoming tenant will be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information and viewing arrangements, please contact the sole agents Waterhouse Commercial Surveyors.

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