



Location

The property is situated in York city centre on Piccadilly, close to its junction with Parliament Street and Pavement.

Nearby occupiers include M & S, Sainsburys, Primark, Topshop and Argos.

Description

The premises forms a ground floor retail unit with additional storage space on the first floor. The property has access to a service yard to the rear.

Dimensions and net floor areas

The property provides the following approximate dimensions and floor areas:

Shop front	18 ft 0 in
Shop depth	45 ft 5 in
Ground floor	828 sq ft
First floor	870 sq ft
Total	1,698 sq ft

EPC

D 76-100

100 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

£35,000 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

The tenant will be responsible for their own legal costs incurred in the transaction. The tenant will also contribute up to £750 plus VAT towards the landlord's legal costs.

Further Information

David Waterhouse david@stapletonwaterhouse.com

Charlie Bethell charlie@stapletonwaterhouse.com