



#### Location

The property is situated on Low Ousegate in York city centre. Low Ousegate is one of the main pedestrian and vehicular routes into the city centre.

Other notable occupiers within the immediate vicinity include Tesco Express, STA Travel, Slug & Lettuce, Hays Travel and Cooplands.

#### Description

The premises comprise the ground floor of a four storey Georgian property which is substantially constructed of brick under a pitched slate-covered roof.

#### Dimensions and net floor areas

The property provides the following approximate dimensions and floor areas:

<i>Shop frontage</i>	5.5 m	18 ft
<i>Shop depth (sales)</i>	12.2 m	40 ft
<i>Ground floor sales</i>	82.4 sq m	887 sq ft
<i>Ground floor ancillary</i>	34.0 sq m	366 sq ft

#### EPC

**D** 76-100

**77**

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	£34,250
Rates payable	£16,885

## Terms

£42,000 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

Each party will be responsible for their own legal cost incurred in the transaction.

## Further Information

David Waterhouse [david@stapletonwaterhouse.com](mailto:david@stapletonwaterhouse.com)

Charlie Bethell [charlie@stapletonwaterhouse.com](mailto:charlie@stapletonwaterhouse.com)