



Location

The premises are situated on the north eastern side of Gillygate, close to its junction with Bootham. As such it has high exposure to passing trade and is situated within easy walking distance of the Clarence Street car park and York Railway Station.

The area is much favoured with local specialist retailers, restaurants etc and nearby occupiers include Sainsburys, Churchills estate agents, Cohens Chemists and Gillygate Framing.

Dimensions and net floor areas

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

Internal width	12 ft 2 in
Internal depth	43 ft
Ground floor retail	310 sq ft
Ancillary (inc kitchen and WC)	245 sq ft
Total	555 sq ft

Planning

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



Services

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

Rateable Value

We understand the property is assessed for ratings purposes as follows;

Rateable value	£8,400
Rates payable (2019/20)	£4,124

Terms

£14,000 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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