



Location

The historic city of York is located 25 miles north east of Leeds and 21 miles east of Harrogate. The city benefits from excellent transport links, being on the A19 trunk road and with the A64 and A59 connecting directly to the A1(M) and in turn to the M1 / M62 and the national motorway network.

York has an estimated population of 207,000 persons and a primary catchment of approximately 488,000 persons. The presence of York's two universities is particularly strong, with an estimated combined student population of circa 23,000.

The city's economy is strong and continues to grow. It supports some 103,000 jobs and is geared towards the service sector (61% of total). Major employers include: Hiscox Insurance, Aviva, CPP, City of York Council, Northern Rail, MOD, DEFRA and University of York.

Tourism continues to play an important role and annually approximately 6.9 million people visit York. Tourism contributes some £545 million to the local economy and employs approximately 19,000 persons. Visitor attractions include: York Minster, City Walls, National Railway Museum, York Museum and Art Gallery, York Chocolate Story and Jorvik Viking Centre.

York is the UK's first UNESCO City of Media and the UK's founding Science City and first Gigabit City.



Accommodation

The property comprises the following net internal floor areas:

<i>Ground floor</i>	184 sq ft
<i>First Floor</i>	96 sq ft
<i>Second Floor</i>	104 sq ft

Basement and attic not measured.

Tenure

The property is a Freehold.

Lease Terms

The property is let to Mr William Thompson and Mrs Annalise Thompson T/A Coffee Culture for a term of 9 years from 24 February 2016 at a rent of £12,650 per annum on internal insuring and repairing terms, subject to upward only rent reviews at the end of each third year of the lease.

Price

£210,000.

Further Information

David Waterhouse: david@stapletonwaterhouse.com

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, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for 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 applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.