



Location

The premises are situated in a prominent position on Kings Square close to its junction with the Shambles. Kings Square is one of the busiest tourist destinations in the heart of York city centre and is the meeting point of several of the city's busiest thoroughfares.

The unit is located between Boots Pharmacy and Café Nero, other notable multiple occupiers in the area include:-, Thomas the Baker, Millies Cookies, Wagamama and Yo! Sushi.

Description

The premises form a ground floor retail unit, which forms part of a brick built property under a pitched slate covered roof.

The premises has the following approximate dimensions and net internal floor areas:

<i>Net frontage</i>	14'2"
<i>Shop depth</i>	64'4"
<i>Retail</i>	800 sq ft
<i>Ancillary</i>	80 sq ft
<i>WCs</i>	210 sq ft
Total (GIA)	1,090 sq ft

Services

Mains electricity, gas, heating, water and drainage.



Planning

The property is situated within a conservation area and is currently not listed; however the landlord intends to apply to have the building listed.

The last use of the premises was that of a betting office. According to Use Classes Order 2020, this use has permitted change to retail, financial services, or restaurant.

EPC

An EPC has been commissioned and will be available shortly.

Lease Terms

The property is offered on a new 10 year lease with 5 year break clause on effective FRI terms.

Rental

£45,000 per annum.

Rates

We understand that the retail unit is assessed for rating purposes as follows:

£46,000 (2017 rates list).

VAT

The property is not registered for VAT.

Further Information

David Waterhouse david@stapletonwaterhouse.com

Tel

01904 622226

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