



Location

Feasegate is located within the historic and shopping heart of York City centre which, together with Market Street, provides a busy link between Coney Street & Spurriergate to and from Parliament Street; it serves both local residents and tourists & visitors alike.

Nearby occupiers include Costa Coffee, Timpsons, H Samuel, T.K. Max, Thomas the Baker, Millets and Super Drug. Evans Cycles are to open shortly.

Description

This attractive grade II listed retail unit is arranged over ground & first floors; it has a largely open-plan sales area with excellent double display windows & entrance which provide an extensive street frontage.

Accommodation

The unit provides the following approximate net floor areas:

<i>Sales Area</i>	<i>1,360 sq ft</i>
<i>Ancillary Storage</i>	<i>750 sq ft</i>
<i>First Floor</i>	<i>155 sq ft</i>

Services

Mains, electric and drainage are included.



Planning

The property is a grade II listed and it is situated in a conservation area.

EPC

76-100

D

97 | **D**

Lease Terms

The premises are available to let on a new effectively full repairing and insuring lease for a term to be agreed, incorporating periodic "upward only" rent reviews.

Rent

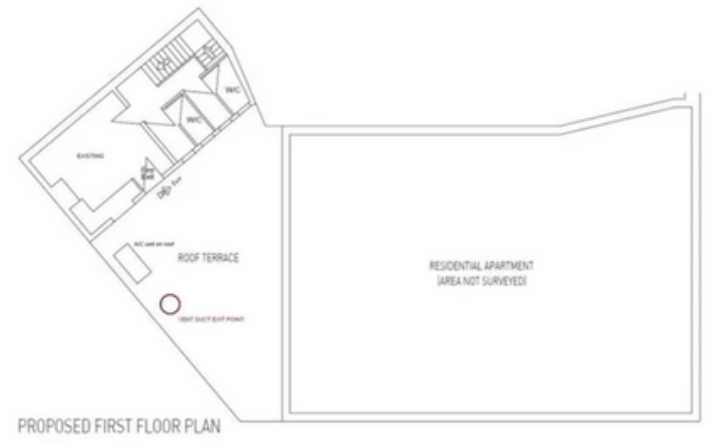
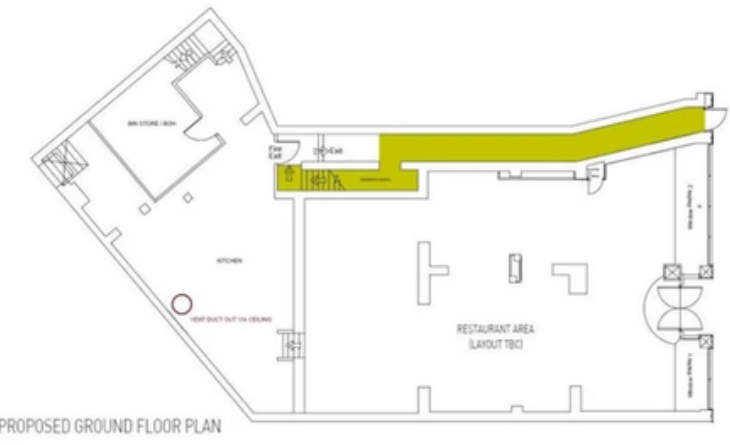
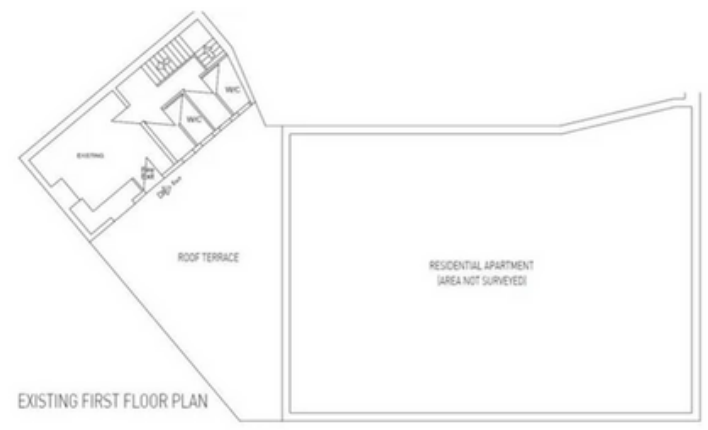
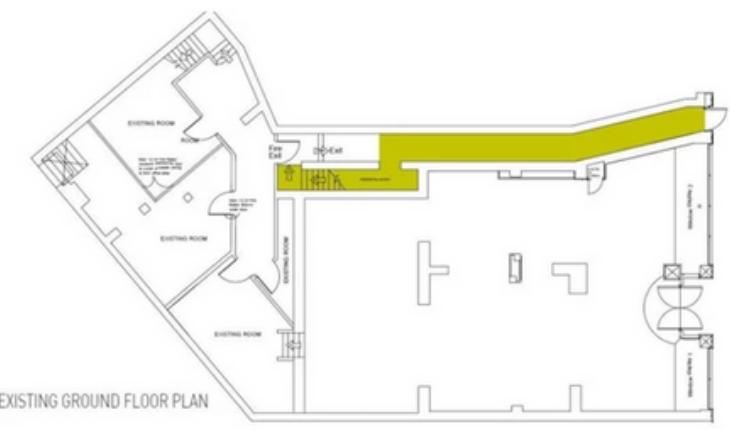
£55,000 per annum exclusive. (Year 1 rental offered at £38,000).

Sale

The property is potentially available for sale. Further details are available upon request.

TO LET RETAIL

**19-23 FEASEGATE
YORK
YO1 8SH**



Notes
All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Architect.
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The CDM hazard management procedures for the UKSD aspects of the design of this project are to be found on the "UKSD - Designer's Hazard Identification and Management Sheet" and/or drawings. The full project design team's comprehensive set of hazard management procedures are available from the Planning Supervisor/Safety Coordinator appointed for the project.

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19 - 23 FEASEGATE YORK YO 8SH CHANGE OF USE A1 TO A3		
GA FLOOR PLANS		
1:200 @ A3	JULY 2020	
1649	UKSD-SA-08-0003	A.00

Rates

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

Rateable Value: £84,500
Rates Payable: £41,405

VAT

All costs 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

Joint Agent

Chris Jenkins cj@howardjenkins.co.uk

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