



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.

FOR SALE

FREEHOLD RETAIL INVESTMENT

41 GOODRAMGATE

YORK

YO1 7LS



Situation

The property is situated on Goodramgate in the heart of York city centre. Goodramgate is a secondary retail area and a main pedestrian (traffic controlled) street leading from the town centre to the inner ring road at Monkbar.

The building is positioned on the east side of Goodramgate, close to its junction with Deansgate.

The surrounding properties are mainly a mix of retail and leisure with nearby occupiers including Boyes, Savers, Tesco Express, Wagamamas, and Boots accompanied by many local independent restaurants and retailers.

Description

The property, which we understand dates back to the 15th Century, comprises a retail unit with accommodation arranged on basement, ground, first, second and attic floors. It is used as a café.

We understand the building is of timber frame construction with plaster in fill, under a pitched tile covered roof.

Planning

The building is Grade I Listed and lies within a conservation area.

EPC

76-100

D

94 | **D**



Accommodation

The property comprises the following net internal floor areas:

| | |
|--------------|-----------|
| Ground floor | 184 sq ft |
| First Floor | 96 sq ft |
| Second Floor | 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

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