

# TO LET RETAIL / OFFICES

**31 BISHOPTHORPE ROAD  
YORK  
YO23 1NA**



## Location

The premises are situated within the vibrant and award winning high street of Bishopthorpe Road, a popular residential area to the south of York city centre.

Nearby occupiers include many very popular independent shops, cafes and restaurants, such as The Pig and Pastry, Robinson's, Stanley and Ramona, Flori, Frankie and Johnny's, The Bishy Weigh and 2 Many Wines.

There is a public car park close by.

## Description

Available to let as a ground floor unit with self-contained offices on first and second floor available separately. Alternatively, the building is available to let as a whole.

## Accommodation

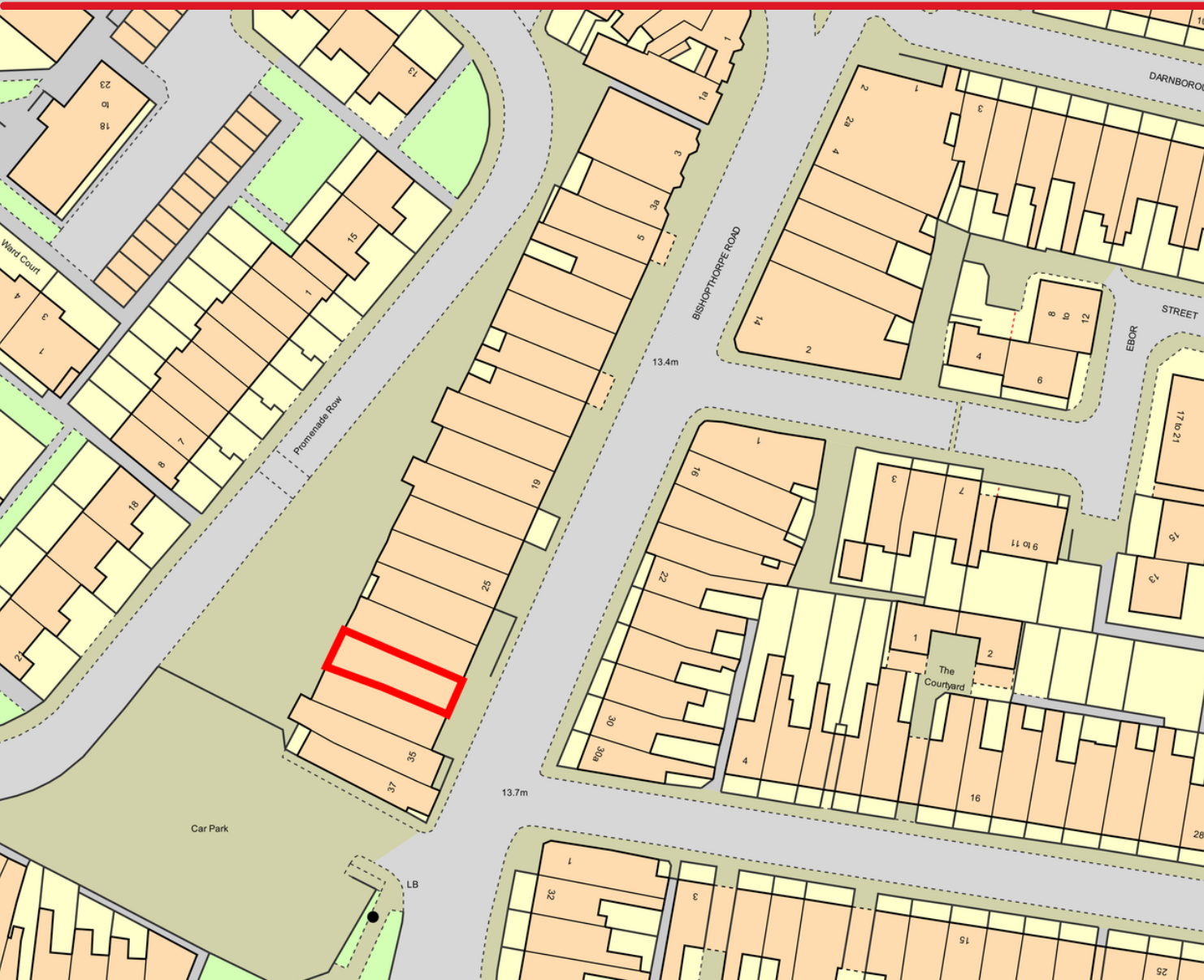
The unit provides the following approximate areas:

	<i>Net Internal</i>	<i>Gross Internal</i>
<i>Ground Floor Retail</i>	<i>560 sq ft</i>	<i>727 sq ft</i>
<i>First Floor Office</i>	<i>570 sq ft</i>	<i>622 sq ft</i>
<i>Second Floor Office</i>	<i>200 sq ft</i>	<i>277 sq ft</i>
<i>Total</i>	<i>1,330 sq ft</i>	<i>1,626 sq ft</i>



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## Services

Electric, gas, water and drainage.

## Planning

The property is not listed. It is situated in a conservation area.

## EPC

### Retail

51-75

**C**

52 | c

### Office

51-75

**C**

71 | c

## Lease Terms

The property is offered on a five year lease term on full repairing and insuring terms.

## Rent

Ground Floor Retail £25,000 per annum

First and Second Floor Office £15,000 per annum

Total Building £40,000 per annum

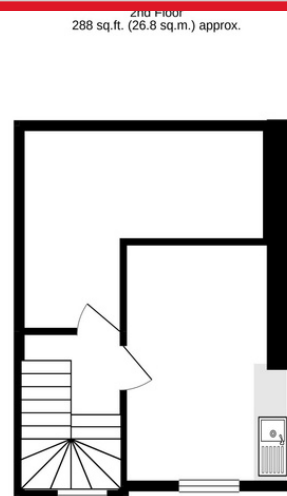
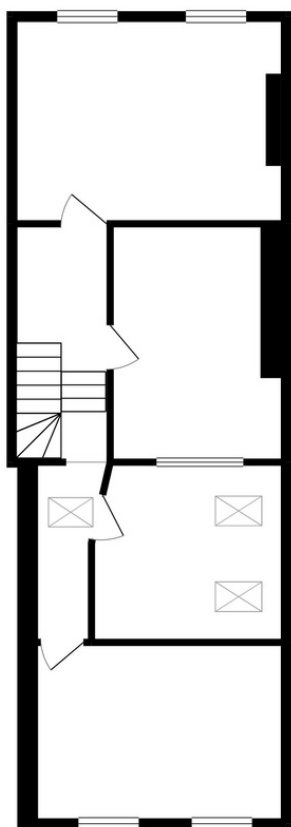
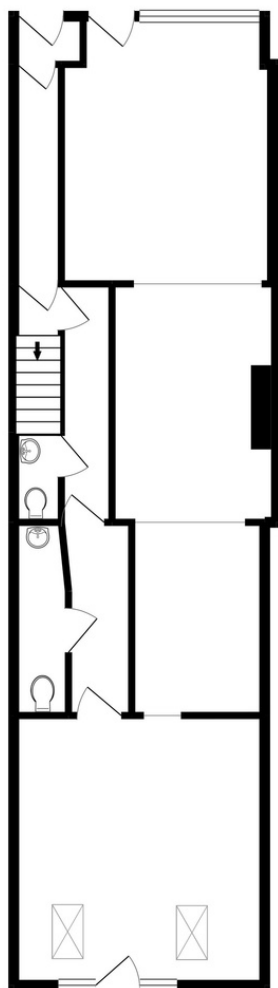
**2 Bar Lane York YO1 6JU**

**01904 622226**

**[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)**

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2nd Floor  
288 sq.ft. (26.8 sq.m.) approx.

TOTAL FLOOR AREA : 1663 sq.ft. (154.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the details contained here, no warranty is made.

## Rates

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

Retail:

*Rateable Value: £12,250*

*Rates Payable: £6,002.50*

Office: The rateable value for the office is currently not available through HMRC.

## VAT

All costs 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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