

UNIT 2, 43 LAYERTHORPE, YORK, YO31 7UZ

TO LET FLEXIBLE BUSINESS SPACE

**STAPLETON
WATERHOUSE**



Location

The property is situated in Layerthorpe, one of the main thoroughfares into York city centre which links directly to the inner city ring road.

As such, the area is popular with large retailers wanting a city centre presence but with the benefit of customer parking and easy access to the inner and outer ring roads.

The property is situated adjacent to Halfords and in close proximity to Carpet Right, Topps Tiles, National Tyres, Asda, Morrisons and Waitrose.

Description

This property is a fully refurbished with double portal framed B8 / trade counter industrial unit with a clear operational height of 11.8 ft. The building has a pitched roof with insulated steel cladding and roof lights.

WC and kitchen facilities with 3 phase 415v incoming electricity supply.

01904 622226

www.stapletonwaterhouse.com

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Accommodation

The unit provides the following approximate dimensions and net floor areas:

Total **5,060 sq ft**

The unit provides 10 car parking spaces.

Services

Mains electricity, heating, water and drainage are connected to the property.

Planning

The property is not listed but it is situated within a conservation area.

Designated as E, under the new Use Classes Order (2020) with residential use above.

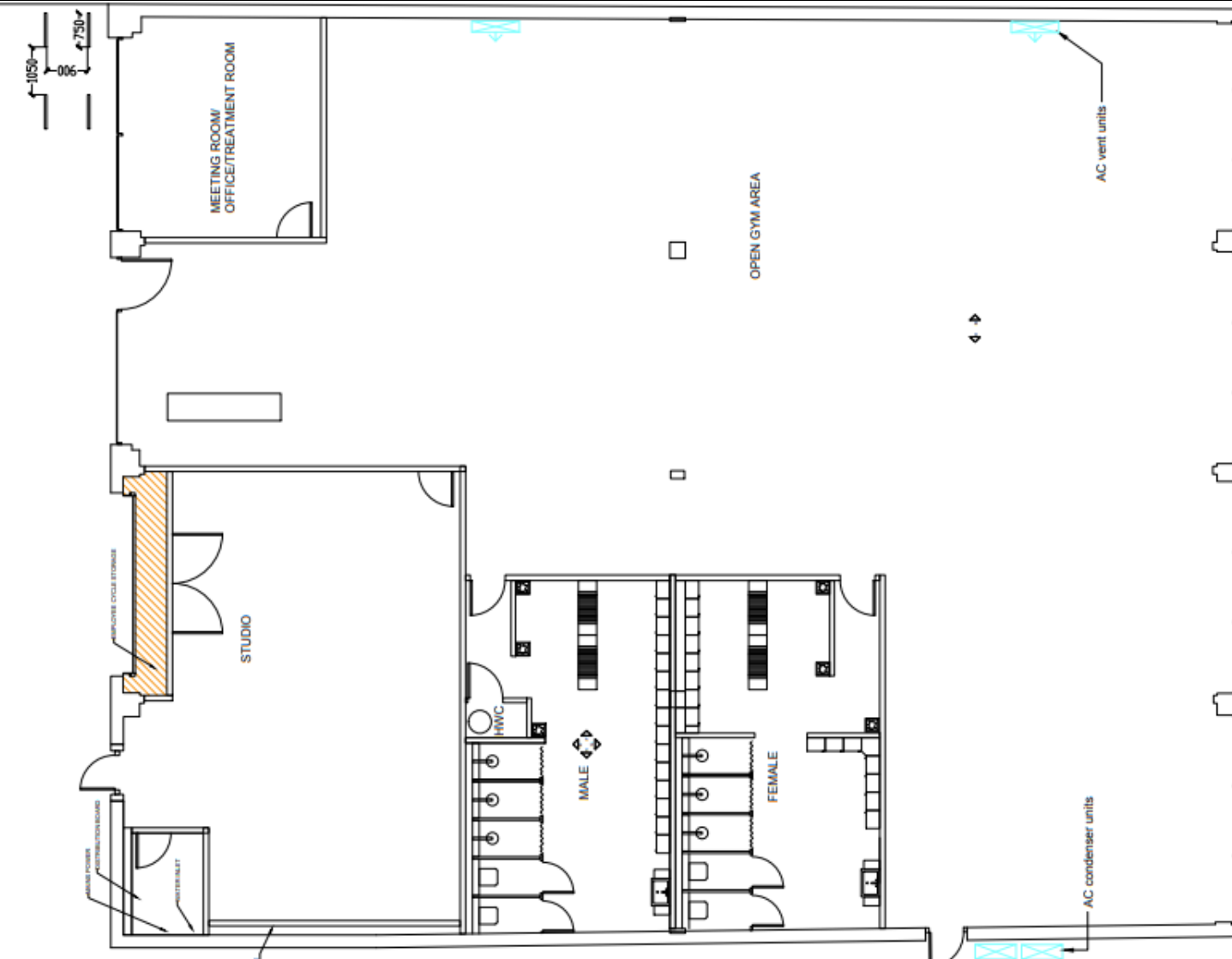
Under use class E the following will be permitted:
Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.

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EPC

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Lease Terms

5 year lease on full effecting and repairing insuring terms.

Service Charge

£525 plus VAT paid quarterly and a contribution towards the landlords building insurance.

Rent

£50,000 per annum plus VAT

Rates

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

Rateable Value: £40,500

Rates Payable: £19,845

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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

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Phone: 01904 622226

Address: 2 Bar Lane, York, YO1 6JU



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