

147A BISHOPTHORPE ROAD, YORK, YO23 1NZ

SHOP TO LET

STAPLETON WATERHOUSE

Location

The premises are situated in a residential area with plenty of on street parking and just a short distance away from the vibrant high street of Bishopthorpe Road.

Nearby occupiers include The Winning Post, Vanilla Hair and Beauty, Village Spice, and the Chocolate Works residential development near Knavesmire Racecourse.

Description

Glass fronted ground floor open planned shop with WC and three parking spaces at the front.

Accommodation

The unit provides the following approximate net floor areas:

Ground Floor Shop 725 sq ft

Services

Mains, electricity, water and drainage connected.

Planning

The property is not listed. It is situated in a conservation area. Use Class E - Office use as designated under the new Use Class Order (2020).

EPC

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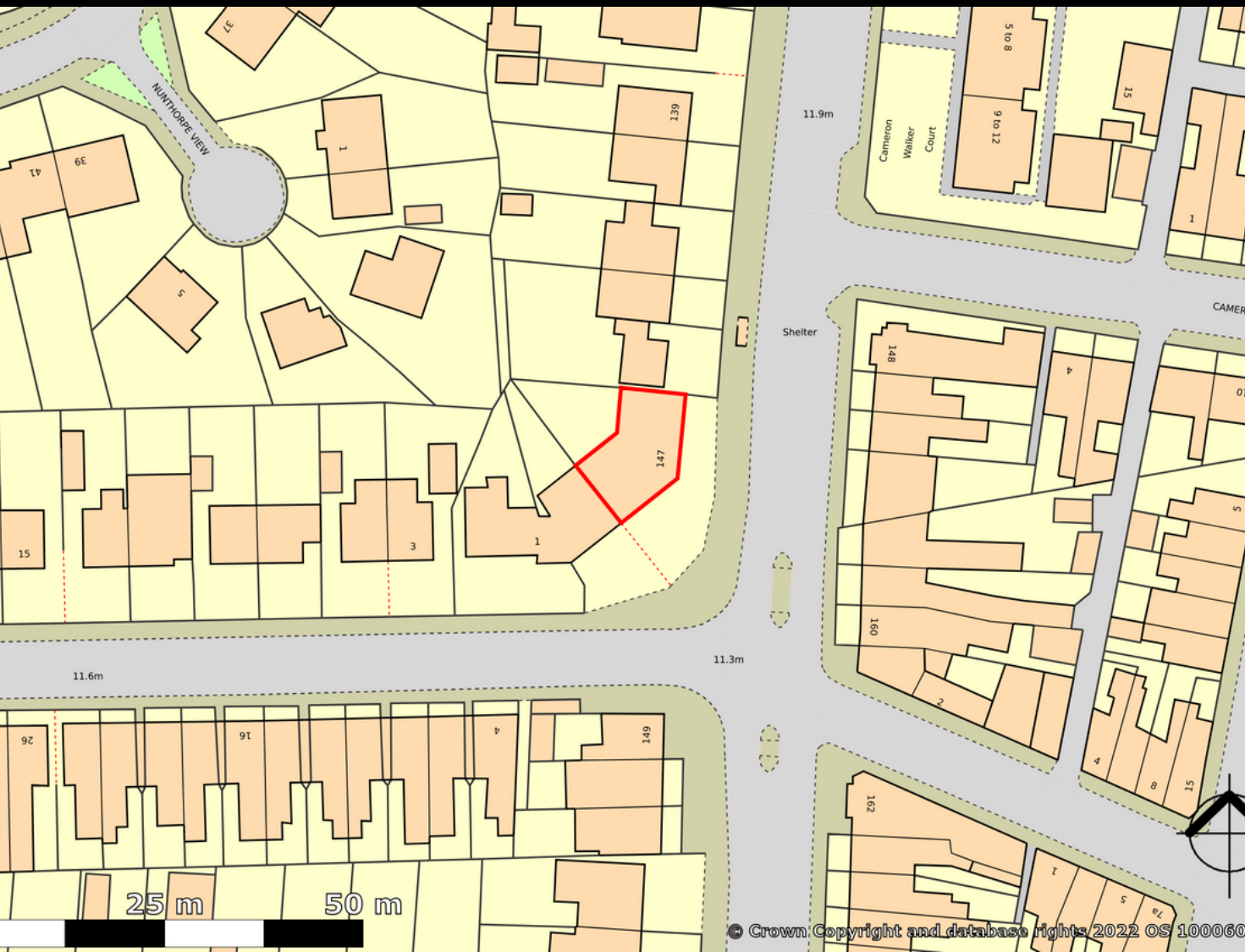
01904 622226

www.stapletonwaterhouse.com

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Lease Terms

The property is offered on a five-year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

Rent

£17,500 per annum plus VAT.

Rates

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

Rateable Value: £8,400

Rates Payable: £4,116

Based on the above, we expect that 100% small business allowance will be available.

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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