

3 GILLYGATE YORK, YO31 7EA

## SHOP TO LET

# STAPLETON WATERHOUSE

### Location

The premises are situated on the north eastern side of Gillygate, close to its junction with Bootham and is situated within easy walking distance of the Clarence Street car park and York Railway Station.

The area is much favoured with local specialist retailers and restaurants. Nearby occupiers include Sainsburys, Churchills, Cohens Chemists and Gillygate Framing.

### Description

The premises form a ground floor retail shop with ancilliary storage.

### Accommodation

The unit provides the following approximate net floor areas:

<i>Internal width</i>	<i>12 ft 2 in</i>
<i>Internal depth</i>	<i>43 ft</i>

<i>Ground Floor Retail</i>	<i>310 sq ft</i>
<i>Ancilliary (inc kitchen and WC)</i>	<i>245 sq ft</i>

<i><b>Total</b></i>	<i><b>555 sq ft</b></i>
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01904 622226

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



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### Services

Mains, electricity, water and drainage connected.

### Planning

The property lies within a conservation area and is Grade II listed.

Use Class E - Office use as designated under the new Use Class Order (2020).

### EPC

51-75

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63 | c

### 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.

*Building is not opted for tax so VAT is not charged on the rent.*

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**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**

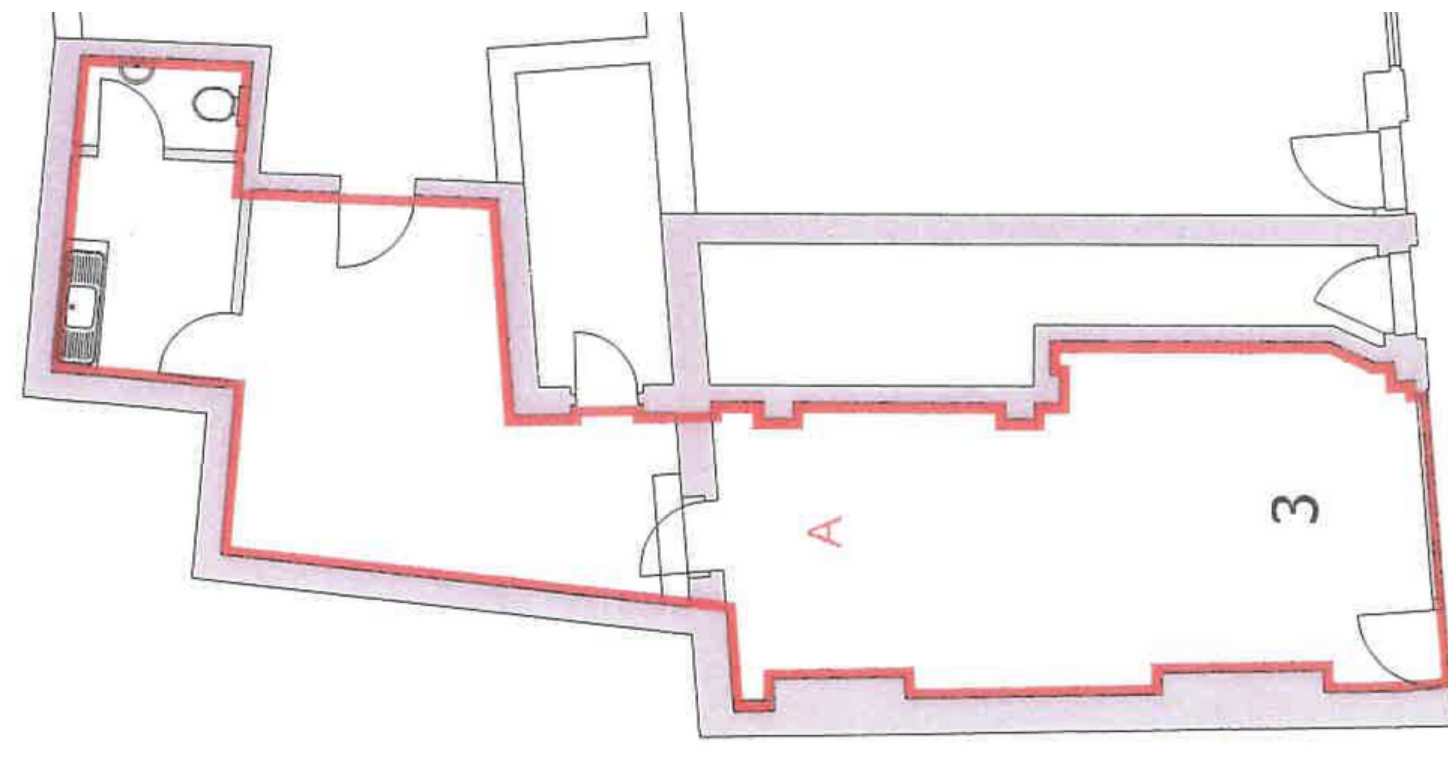
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