

19-23 FEASEGATE, YORK, YO1 8SH

RETAIL SHOP TO LET / MAY SELL

STAPLETON WATERHOUSE

Location

Feasegate is located within the historic and shopping heart of York City centre which, together with Market Street, provides a busy link between Coney Street & Spurriergate to and from Parliament Street; it serves both local residents and tourists & visitors alike.

Nearby occupiers include Superdrug, H. Samuel, Millets, Patisserie Valerie and Mappin & Webb.

Description

This attractive grade II listed retail unit is arranged over ground & first floors; it has a largely open-plan sales area with excellent double display windows & entrance which provide an extensive street frontage.

Accommodation

The unit provides the following approximate net floor areas:

<i>Sales Area</i>	<i>1,360 sq ft</i>
<i>Ancillary Storage</i>	<i>750 sq ft</i>
<i>First Floor</i>	<i>155 sq ft</i>
Total	2,265 sq ft



01904 622226

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Services

Mains, electricity and drainage included.

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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Rent

£55,000 per annum exclusive. (Year 1 rental offered at £38,000).

Sale

The ground floor property is freehold. The upper floors are subject to long hold leases.

Further details available upon request.

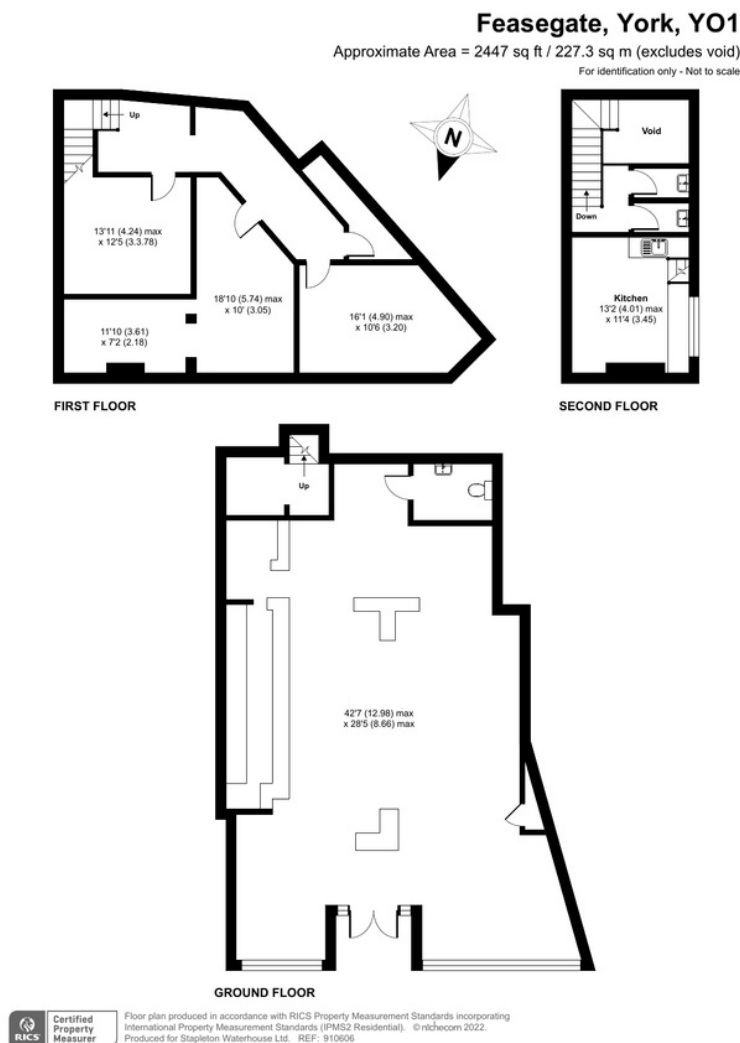
Offers in excess of £800,000.

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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.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Further Information

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www.stapletonwaterhouse.com

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