

# 1A VINE STREET, YORK, YO23 1BB

(Just off Bishopthorpe Road)

## SHOP TO LET

# STAPLETON WATERHOUSE



### 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

Ground floor and basement shop constructed of brick with a slate roof and a forecourt at the front.

### Accommodation

The unit provides the following approximate dimensions net floor areas:

<i>Ground Floor Retail</i>	<i>185 sq ft</i>
<i>Basement Office/Shop</i>	<i>255 sq ft</i>
<b>Total</b>	<b>440 sq ft</b>



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**Services**

Mains, electricity, water and drainage connected.

**Planning**

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

Use Class E - Such as retail, office, cafe and medical use as designated under the new Use Class Order (2020).

**EPC**

To be commissioned.

**Lease Terms**

The property is offered on a five-year lease on internal repairing and insuring terms.

**Rent**

£17,500 per annum.

Payable monthly in advance on the 1st of every month.

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

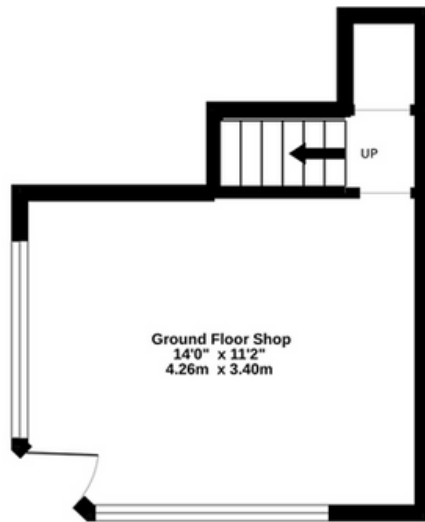
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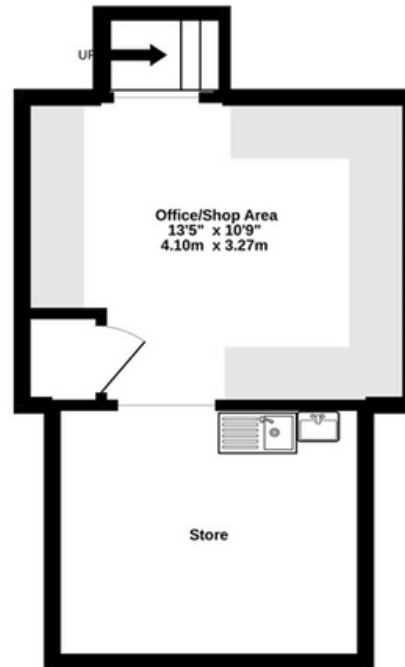
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Ground Floor  
183 sq.ft. (17.0 sq.m.) approx.



Basement  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Rates

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

Rateable Value: £5,700  
Rates Payable: £2,793

*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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