

43 GOODRAMGATE, YORK, YO1 7LS

SHOP TO LET

STAPLETON WATERHOUSE



Location

The premises are situated on the north-eastern side of Goodramgate in the heart of the city centre, located within the Medieval Streets character area. Situated within close walking distance to the Minster and Collage Street.

Nearby occupiers include The National Trust shop, Savers, Wagamama and Boyes Department Store.

Description

The premises form a three-storey shop to constructed of brick under a pitched slate roof and incorporating timber and sash windows.

Accommodation

The unit provides the following approximate dimensions net floor areas:

<i>Internal width</i>	<i>10 ft 6 in</i>
<i>Internal depth</i>	<i>22 ft</i>
<i>Ground Floor Retail</i>	<i>185 sq ft</i>
<i>First Floor Ancillary</i>	<i>180 sq ft</i>
<i>Second Floor Retail</i>	<i>170 sq ft</i>
<i>Total</i>	<i>535 sq ft</i>

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 I listed. The tenant must provide plans & specifications of any works to us for approval ahead of any LBC application / works.

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

EPC



Lease Terms

The property is offered on a five-year lease on internal repairing and insuring terms and the lease will be contracted out of the security and tenure provisions of the Landlord and Tenant Act of 1954.

Rent

£15,000 per annum.

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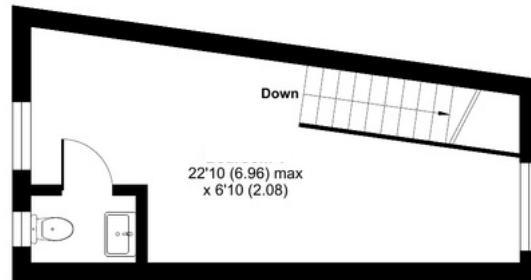
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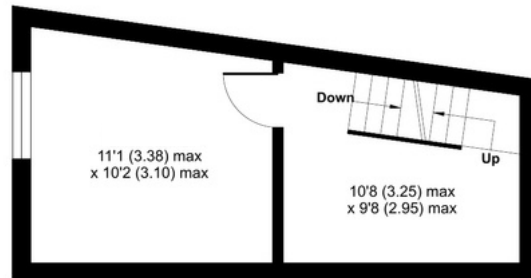


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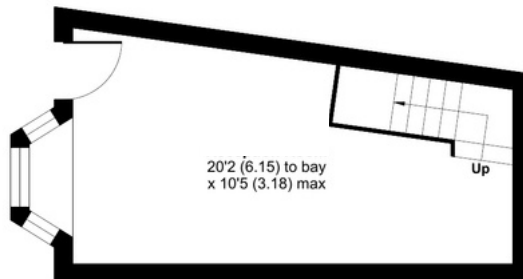
Approximate Area = 614 sq ft / 57 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Rates

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

Rateable Value: £10,000
Rates Payable: £4,900

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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