

4 WALMGATE, YORK, YO1 9TJ

FOR SALE RETAIL / RESIDENTIAL INVESTMENT

STAPLETON WATERHOUSE

Location

The City of York has a dynamic and well-balanced economy is well placed to benefit from inward investment over the coming years. Major occupiers include Nestle, Network Rail, Aviva, Shepherd Building Group, Northern Rail and Hiscox Insurance . The City also has two of the most outstanding universities.

It is one of the United Kingdom's major tourist destinations, ranked second only to London, boasting attractions including York Minster, the City Walls, The Jorvik Museum, York Barbican and The National Railway Museum amongst others.

Situation

The property is located at the southern side of York City Centre in a rapidly developing commercial/ retail/ residential/ hotel district. Fossgate and Walmgate possess a picturesque and varied historic character. The area has an eclectic mix of uses including independent shops, restaurants, pubs, offices, residential and light industry. Activity in the area is likely to increase in the future as a result of new and planned developments nearby.

Nearby major buildings include: Coppergate Shopping Centre, Castle Museum, Clifford Tower, Hampton by Hilton Hotel, York Law Courts and The Spark.

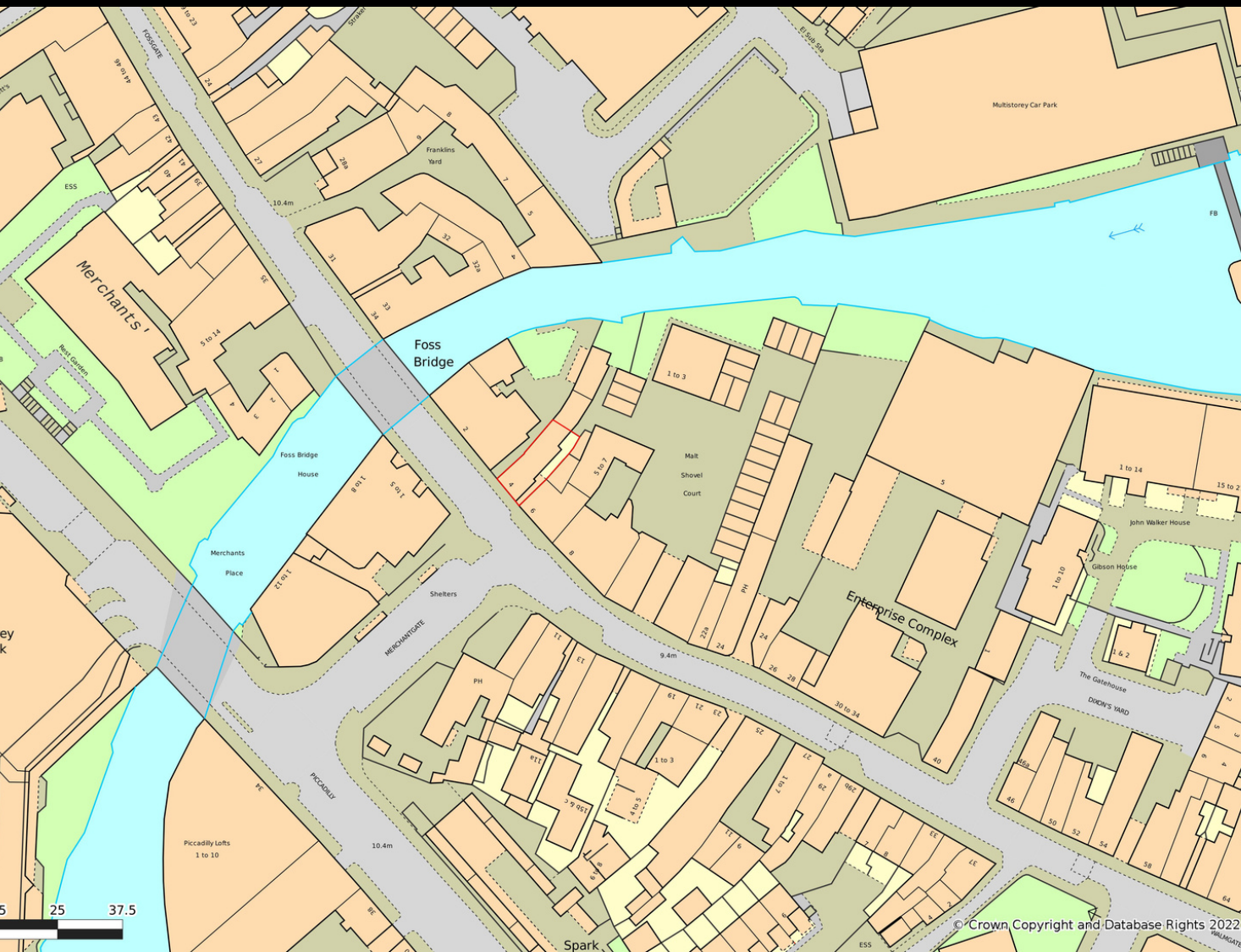


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Description

Building comprises a three storey retail / residential property which is brick with a pitched tiled roof built in the 19th century.

Accommodation

The property provides the following approximate areas:

Ground Floor Retail 615 sq ft

Flat 1

First Floor Living Room / Kitchen 295 sq ft

Second Floor 2 Bedrooms / Bath / WC 350 sq ft

Flat 2

First Floor Living / Kitchen / Bed / Bath / WC 425 sq ft

Total 1,685 sq ft

Rates

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

Rateable Value: £13,500

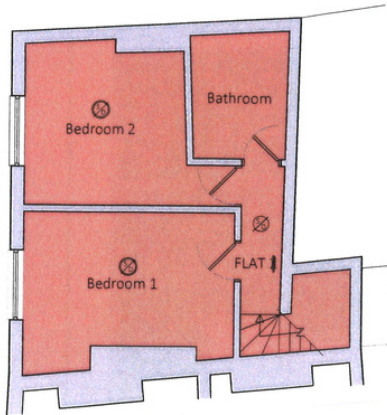
Rates Payable: £6,615

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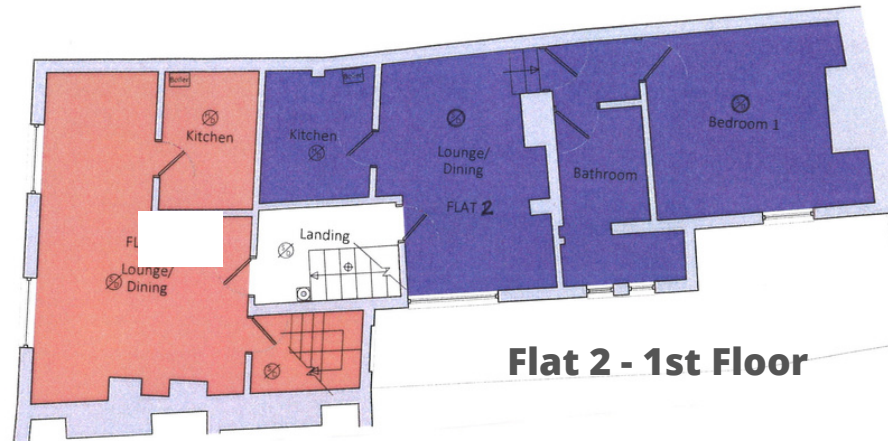
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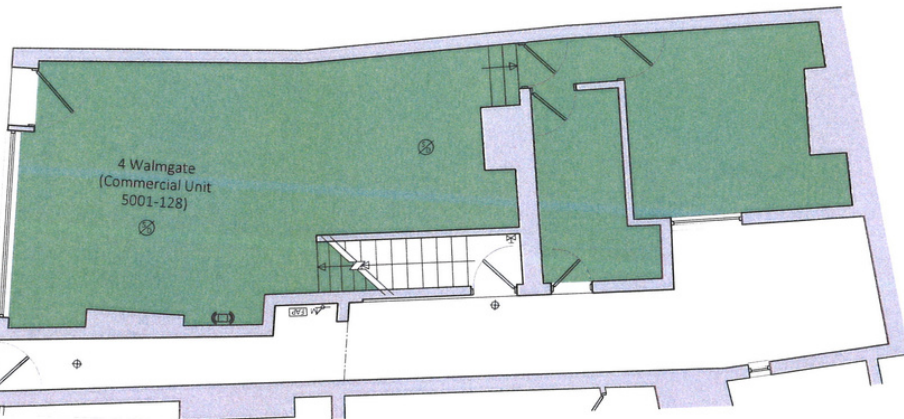


Flat 1 - 2nd Floor



Flat 1 - 1st Floor

Flat 2 - 1st Floor



***Retail - Ground Floor**

***Please note, these plans are the most current to hand, but are not indicative to the current layout of the premises.**

Tenancies

Ground floor retail - premises are let to P&S Hobbies who are holding over on an expired lease for a term of 9 years from 25 December 2001 at a current rent of £9,700 per annum on internal repairing and insuring terms.

Flat 1 - is currently vacant.

Flat 2 - Let on an AST to an individual who is holding over on an expired lease for a term of 6 months from 31 March 2014 at a current rent of £5,700 per annum.

Services

Mains electricity, heating, water and drainage are connected to the property.

Planning

The property is situated within a conservation area.

The ground floor retail is designated as E, under the new Use Classes Order (2020) with residential use above.

Under use class E the following will be permitted: Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.

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EPC

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Tenure

The property is freehold.

Price

Offers in excess of £495,000.

VAT

The purchase price is exclusive of VAT. The seller has waived the VAT exemption for the property by opting to tax and therefore VAT is payable on the purchase price.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

David Waterhouse david@stapletonwaterhouse.com

www.stapletonwaterhouse.com

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.