

4-8 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.

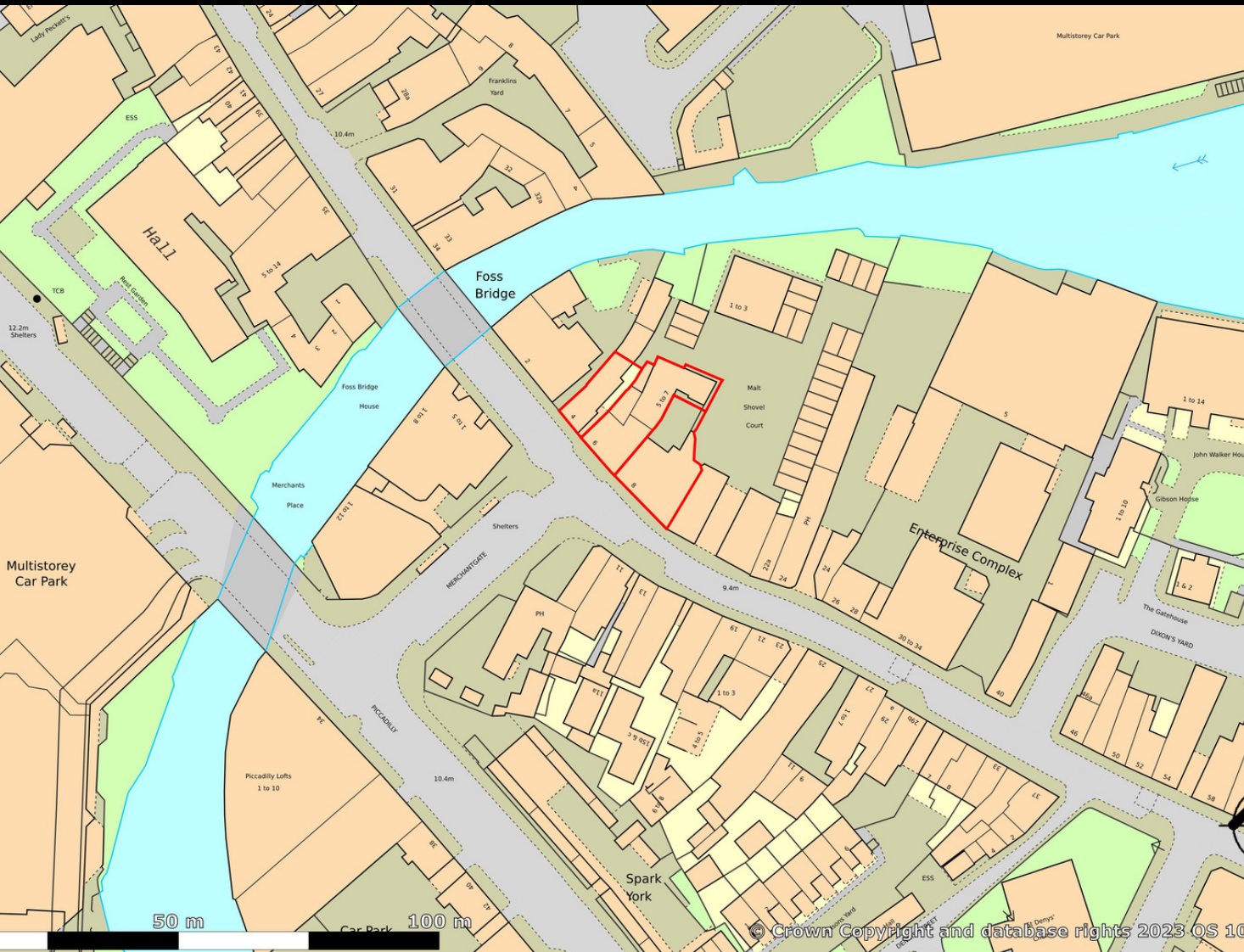
Nearby major buildings include: Coppergate Shopping Centre, Castle Museum, Clifford Tower, Hampton by Hilton Hotel, York Law Courts, Tesco Express and The Spark.

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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:

Retail

4 Walmgate	615 sq ft
6 Walmgate	790 sq ft
8 Walmgate	560 sq ft
8A Walmgate	760 sq ft

Residential

Flat 1 - 4 Walmgate	645 sq ft
Flat 2 - 4 Walmgate	425 sq ft
Flat 1 - 6-8 Walmgate	1,065 sq ft
Flat 2 - 6-8 Walmgate	865 sq ft
Flat 3 - 6-8 Walmgate	505 sq ft
Flat 4 - 6-8 Walmgate	940 sq ft
Flat 5 - 6-8 Walmgate	550 sq ft
Flat 6 - 6-8 Walmgate	550 sq ft
Flat 5 - Malt Shovel Court	580 sq ft
Flat 6 - Malt Shovel Court	535 sq ft
Flat 7 - Malt Shovel Court	780 sq ft

Total

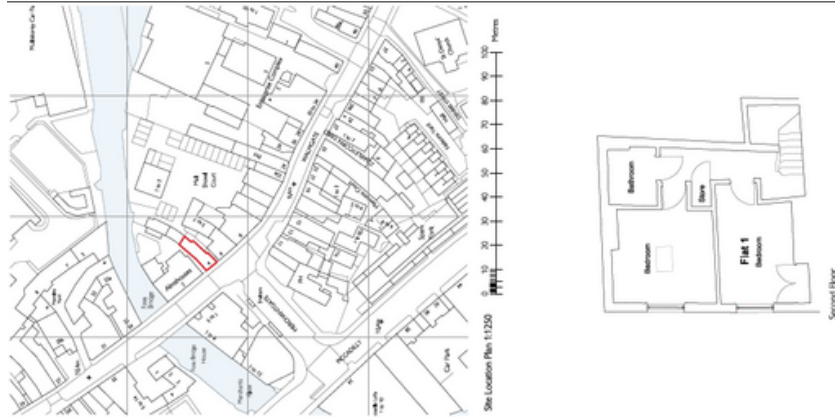
10,165 sq ft

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Tenancies - 4 Walmgate

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 £9,000 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.

Rates

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

Rateable Value: £12,250

Rates Payable: £6,002.50

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Tenancies - 6-8 Walmgate & Malt Shovel Court

6 Walmgate - ground floor premises are let to Quantum who are holding over on an expired lease for a term of 9 years from 25 December 2001 at a current rent of £12,500 per annum on internal repairing and insuring terms.

8 Walmgate - ground floor premises are let to Agosto on a 10 year lease to expire 22 August 2032 at an annual rent of £15,500.

8a Walmgate - ground floor premises are let to Canvas who are holding over on an expired lease of 3 years at an annual rent of £16,500.

Flat 1 - Let on an AST to an individual who is holding over on an expired lease for a term of 12 months from 30 September 2019 at a current rent of £9,492 per annum.

Flat 2 - Vacant

Flat 3 - Let on an AST to an individual who is holding over on an expired lease for a term of 12 months from 21 May 2004 at a current rent of £8,508 per annum.

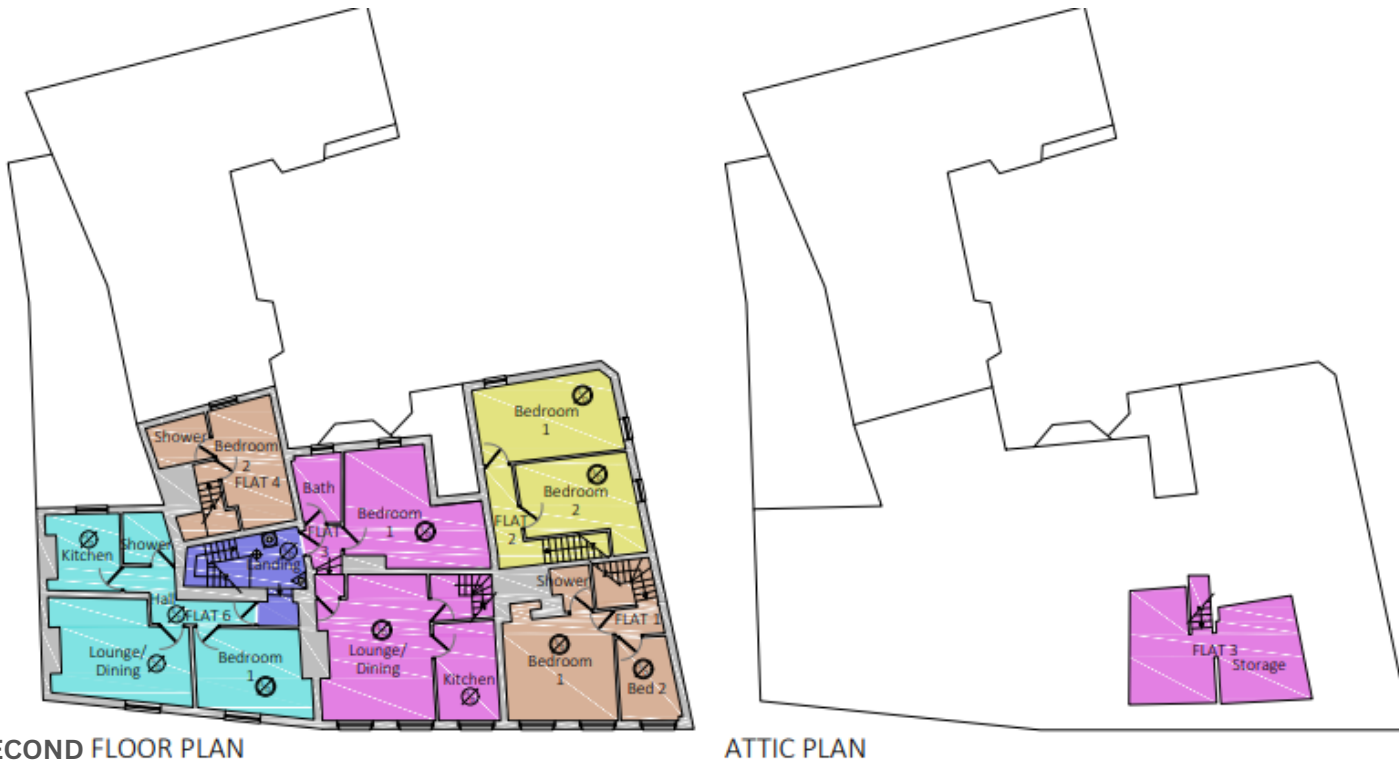
Flat 4 - Let on an AST to an individual who is holding over on an expired lease for a term of 12 months from 22 September 2017 at a current rent of £10,476 per annum.

Flat 5 - Vacant

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Flat 6 - Let on an AST to an individual who is holding over on an expired lease for a term of 12 months from 23 February 2018 at a current rent of £7,788 per annum.

5 Malt Shovel Court - Let on an AST to an individual who is holding over on an expired lease for a term of 12 months from 1 August 2016 at a current rent of £6,960 per annum.

6 Malt Shovel Court - Vacant

7 Malt Shovel Court - Let on an AST to an individual who is holding over on an expired lease for a term of 12 months from 8 August 2016 at a current rent of £7,560 per annum.

Services

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

Rates

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

6 Walmgate
Rateable Value: £13,250 Rates Payable: £6,492.50

8 Walmgate
Rateable Value: £12,500 Rates Payable: £6,125

8a Walmgate
Rateable Value: £14,750 Rates Payable: £7,227.50

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EPC

4 Walmgate Ground Floor	55 C
4 Walmgate Flat 1	66 D
4 Walmgate Flat 2	65 D
6 Walmgate Ground Floor	85 D
8/8a Walmgate Ground Floor	110 E
Flat 1	48 E
Flat 2	43 E
Flat 3	34 F
Flat 4	58 D
Flat 5	81 B
Flat 6	53 E
5 Malt Shovel Court	47 E
6 Malt Shovel Court	27 F
7 Malt Shovel Court	65 D

Tenure

The property is freehold.

Planning

8 and 8a Walmgate is Grade II Listed.

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.

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Price

Offers in excess of £2.75m.

VAT

4-8 Walmgate

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.

Malt Shovel Court

Not opted to tax.

Anti-Money Laundering Regulations

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

Legal Costs

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

Further Information

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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.

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