

76 THE MOUNT, YORK, YO24 1AR

CAFE TO LET

STAPLETON WATERHOUSE

Location

The premises are situated on the north-western side of The Mount close to the junction with Holgate Road.

The Mount forms a busy arterial road leading from York City Centre to Tadcaster Road and the A64. The surrounding business form a mixture of retail, restaurant and service-related shops.

Description

The premises form a ground floor lock-up shop of brick construction under a pitched slate covered roof. The premises have the benefit of rear access and the use of one garage at the rear.

Accommodation

The unit provides the following approximate dimensions net floor areas:

<i>Shop Frontage</i>	<i>12 ft</i>
<i>Restaurant / Take Away</i>	<i>470 sq ft</i>
<i>Ancillary</i>	<i>130 sq ft</i>
Total	600 sq ft

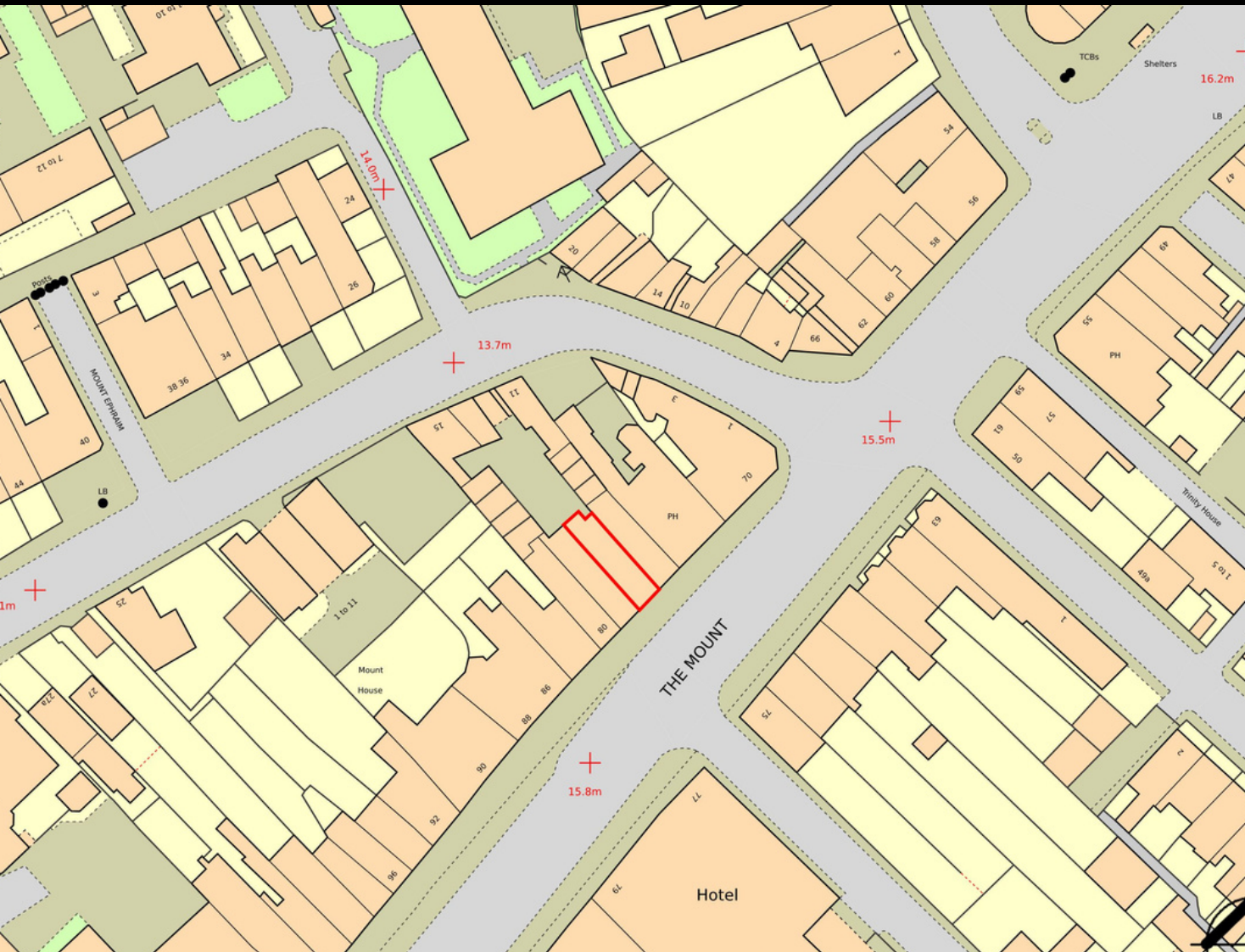


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Services

Mains, gas, electricity, water and drainage connected.

Planning

The property is not listed but lies within a conservation area.

Use Class E - Cafe use as designated under the new Use Class Order (2020).

EPC

26-50

B

46 | B

Lease Terms

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

Rent

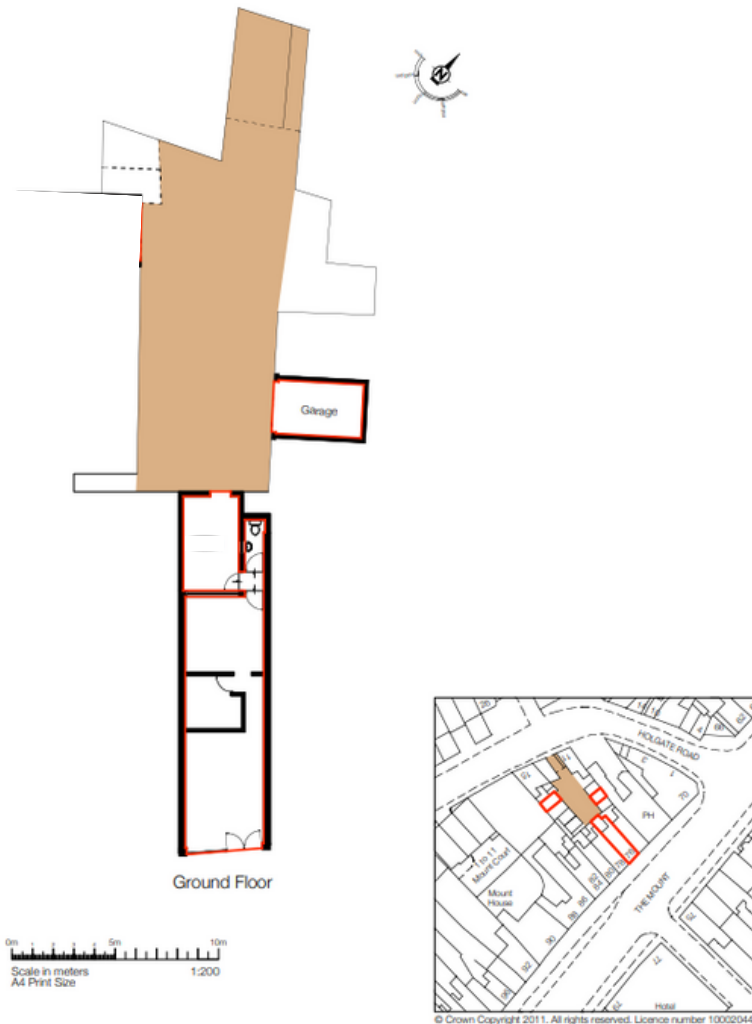
£17,400 per annum.

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Rates

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

Rateable Value: £12,000
Rates Payable: £5,880

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.

Application Fee

Stapleton Waterhouse reserve the right to charge £750 plus VAT upon agreeing terms and instructing solicitors.

Further Information

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www.stapletonwaterhouse.com

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