

UNIT 2 A&B, 43 LAYERTHORPE, YORK, YO31 7UZ

TWO FLEXIBLE BUSINESS SPACES TO LET

**STAPLETON
WATERHOUSE**



Location

The property is situated in Layerthorpe, one of the main thoroughfares into York city centre which links directly to the inner city ring road.

As such, the area is popular with large retailers wanting a city centre presence but with the benefit of customer parking and easy access to the inner and outer ring roads.

The property is situated adjacent to Halfords and in close proximity to Carpet Right, Topps Tiles, National Tyres, Asda, Morrisons and Waitrose.

Description

This property is a fully refurbished with double portal framed B8 / trade counter industrial unit with a clear operational height of 11.8 ft. The building has a pitched room with insulated steel cladding and roof lights.

Kitchen facilities in Unit A and WC in Unit B, with 3 phase 415v incoming electricity supply in both.

01904 622226

www.stapletonwaterhouse.com

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Accommodation

The unit provides the following approximate dimensions and net floor areas:

Unit A **2,500, sq ft**

Unit B **2,500 sq ft**

Each unit comes with 5 car parking spaces.

Services

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

Planning

The property is not listed but it is situated within a conservation area.

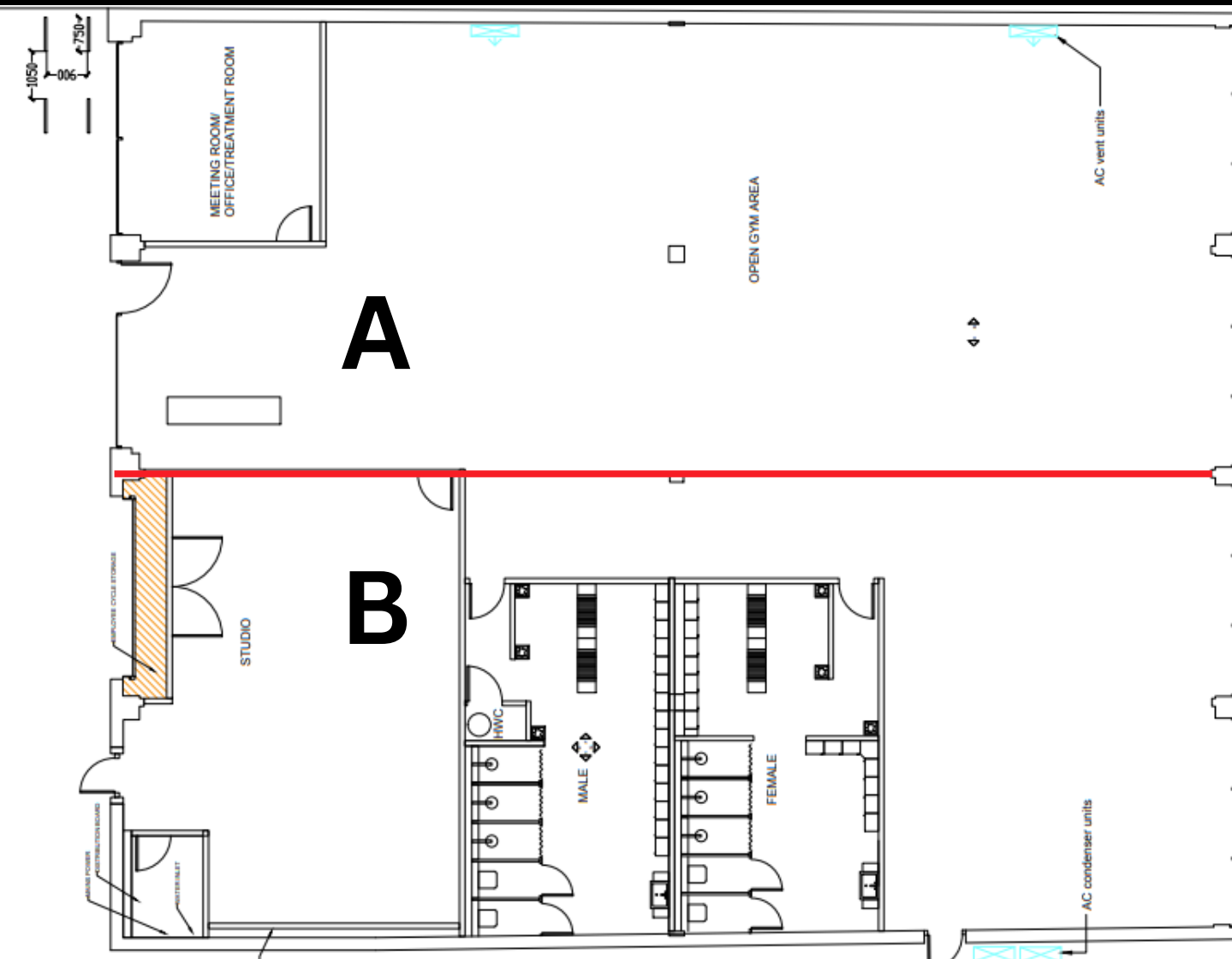
Designated as E, under the new Use Classes Order (2020) which permits: Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.

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EPC

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Lease Terms

5 year lease on full effecting and repairing insuring terms.

Service Charge

£275 plus VAT per unit paid quarterly and a contribution towards the landlords building insurance.

Rent

Unit A £25,000 per annum plus VAT.

Unit B £25,000 per annum plus VAT.

Rates

Based on the assessment prior to splitting the premises, assuming the rate per square foot is the same, we believe the rateable value to be £24,000 with rates payable of £11,760 per unit.

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VAT

All costs exclusive of VAT.

Legal Costs

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

Further Information

David Waterhouse
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Meggan Godwin
admin@stapletonwaterhouse.com

Joint Agent
[Matthew Tootell mt@bowcliffellp.com](mailto:Matthew.Tootell@bowcliffellp.com)

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