

**56 LOW PETERGATE, YORK, YO1 7HZ**

**RETAIL INVESTMENT FOR SALE**

**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 UK'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

Low Petergate, alongside Stonegate, forms part of York's historic and vibrant retail area and is characterised by a unique mix of high end and independent retailers, bars and restaurants. Nearby retailers include Jo Malone, Mint Velvet, Reiss, Jojo Maman Bebe, L'Occitane and Neal's Yard Remedies. There are also a number of well known restaurants in the vicinity including Cote, Wildwood, Five Guys and La Vecchia Scuola.

#### Planning

The property is a Grade II\* listed building and situated in a conservation area.

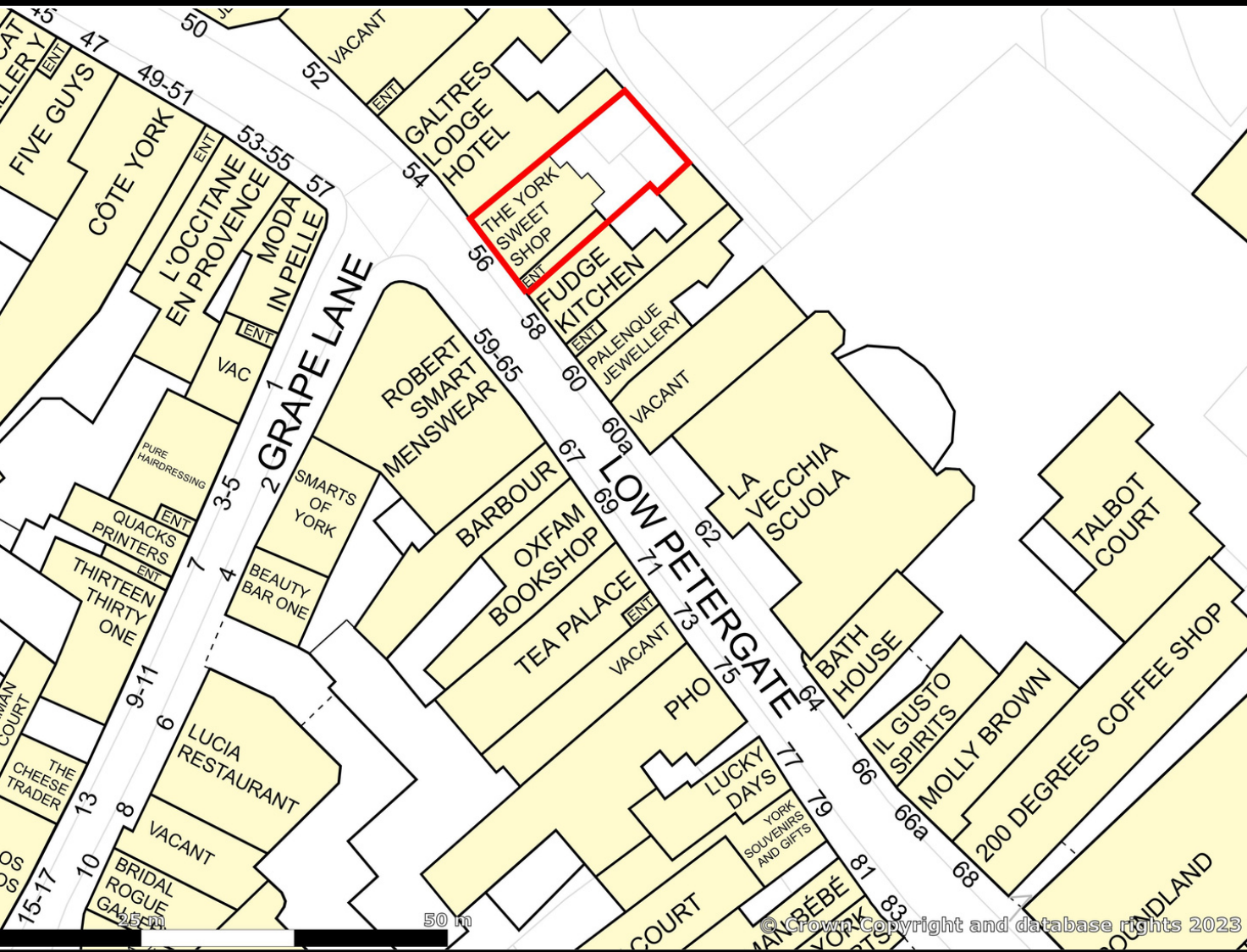
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### Description

Built in the early 1500's and constructed of timber frame and encased in brown brick with tiled and pantiled roof with brick end stacks.

Building comprises ground floor retail together with first, second, and attic hair salon.

To the rear is a disused building which in our opinion is capable of being repurposed into retail or residential depended on planning permission.

### Services

Mains electricity, heating, water and drainage are connected to the property. Gas in the upper floors only.

### Tenure

The property is freehold.

### EPC

Ground Floor



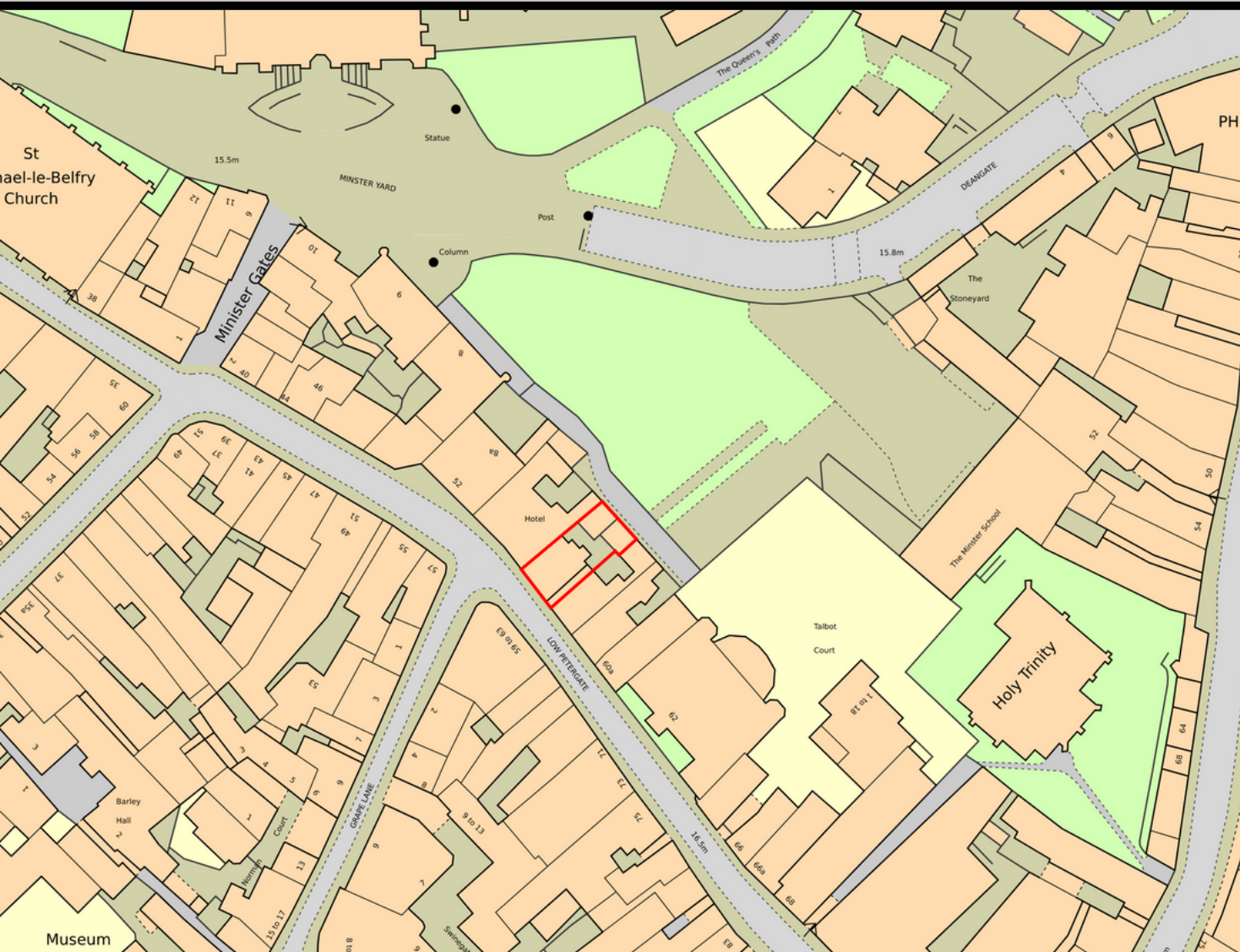
First, Second, and Attic



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### Accommodation

The property provides the following approximate gross internal floor area:

**56 Low Petergate**  
Ground Floor 455 sq ft

**56a Low Petergate**  
First Floor 515 sq ft  
Second Floor 465 sq ft  
Attic 295 sq ft

**Disused Building**  
Ground Floor 150 sq ft  
First Floor 150 sq ft

**Total** 2,030 sq ft

### Tenancy

**56 Low Petergate** is let to John Bull (Confectioners) Limited who are holding over on an expired lease for a term of 3 years from 23 May 2008 at a current rent of £30,000 per annum.

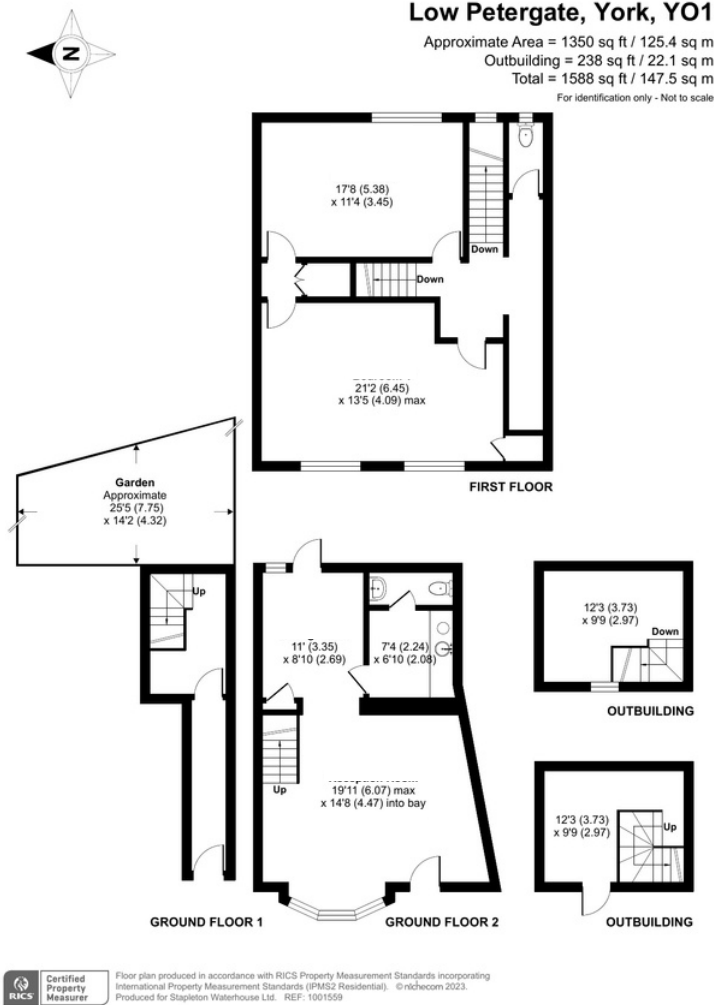
According to a CreditSafe report, their credit rating is 59 (low risk) with net assets of £1.6m.

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**56a Low Petergate** is let to Pat Caulfield (Bootham) Limited on a new 3 year lease from 14 June 2023 with stepped rent of Year 1 £10,500, Year 2 £11,000 and Year 3 £11,500.

According to CreditSafe report, their credit rating is 60 (low risk) with net assets of £18,000.

### Price

Offers in excess of £695,000.

### VAT

VAT is being treated as a transfer of going concern.

### Anti-Money Laundering Regulations

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

### Further Information

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