

**14 BISHOPTHORPE ROAD, YORK, YO23 1JJ**

**RETAIL / RESIDENTIAL 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

The premises are situated within the vibrant and award winning high street of Bishopthorpe Road, a popular residential area to the south of York city centre.

Nearby occupiers include many very popular independent shops, cafes and restaurants, such as The Pig and Pastry, Robinson's, Stanley and Ramona, Flori, Frankie and Johnny's, The Bishy Weigh and 2 Many Wines.

There is a public car park close by.

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

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### Planning

The property is not listed and it is situated in a conservation area.

### Description

Building comprises ground floor retail together with a first floor flat. Built of solid brick, pitched roof, and double glazed windows.

### Services

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

### Tenure

The property is freehold.

### EPC

Ground Floor Retail

51-75

**C**

60 C

First Floor Flat

55-68

**D**

57 D

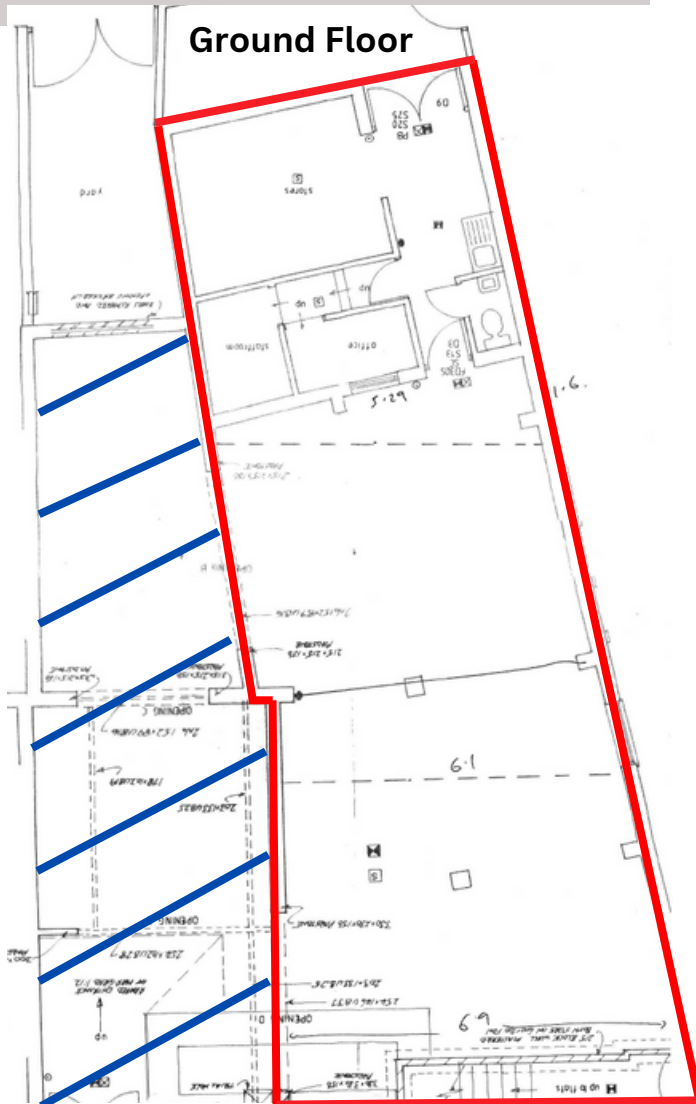
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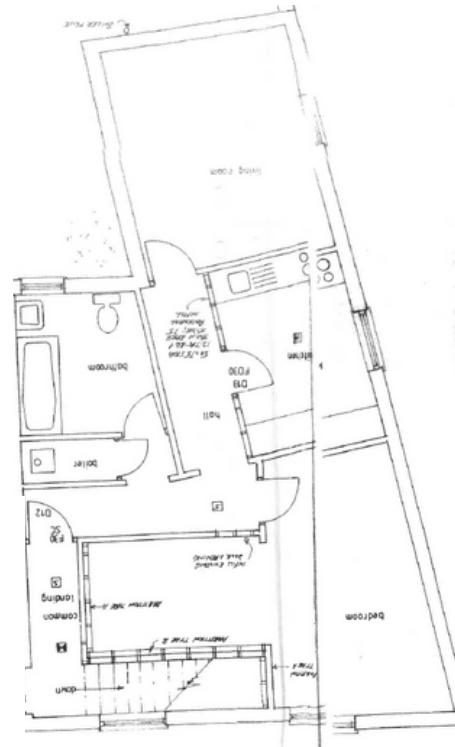
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### First Floor



### Accommodation

The property provides the following approximate gross internal floor area:

<i>Ground Floor Retail</i>	<i>1,075 sq ft</i>
<i>First Floor Flat</i>	<i>575 sq ft</i>
<i>Total</i>	<i>1,650 sq ft</i>

### Tenancy

14 is let to Costcutter Supermarkets Group Limited on a full repairing and insuring lease for a term of 15 years from 18 August 2013 at a current rent of £28,000 per annum.

According to Credit Safe, their 2022 turnover was £673,178,000 and gross profits were £38,767,000.

14a is sublet by the subtenant. The lease includes the ground and upper floor.

### Important Note

Costcutter occupy both 12 and 14 Bishopthorpe Road and trade from the ground floor of both units.

Our instructions are to sell 14 Bishopthorpe Road only. 12 Bishopthorpe Road is not included in the sale.

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**Price**

Offers in excess of £400,000.

**VAT**

We understand that the property is not opted to tax.

**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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