

# 1A HIGH PETERGATE, YORK, YO1 7EN

## SHOP TO LET

# STAPLETON WATERHOUSE



### Location

The property is located on High Petergate, one of York's most attractive streets within the city walls and very close to York Minster. High Petergate contains a mixture of bars, restaurants and cafes with the street connecting York's Art Gallery and Theatre Royal under Bootham Bar.

Nearby occupiers include The Fat Badger, Little Apple Bookshop, 22 Yards Wine Bar and Dean Court Hotel.

### Description

The 18th century premises constructed with orange-grey brick in Flemish Bond; timber-shop-front and pantile roof with stone coping and brick stacks.

### Accommodation

The unit provides the following approximate dimensions net floor areas:

<i>Internal Width:</i>	<i>14'9" (Max)</i>
<i>Internal Depth:</i>	<i>26'0"</i>
<i>Ground Floor:</i>	<i>330 sq ft</i>
<i>Basement:</i>	<i>250 sq ft</i>
<b><i>Total:</i></b>	<b><i>580 sq ft</i></b>

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### Services

Mains, electricity, water and drainage connected.

### Planning

The property lies within a conservation area and is Grade II listed.

Use Class E - Such as retail, office, cafe and medical use as designated under the new Use Class Order (2020).

### EPC

51-75

C

70 C

### Lease Terms

The property is offered by assignment on a lease for a term ending 6 June 2029 on internal repairing and insuring terms and the lease.

### Rent

£18,000 per annum.

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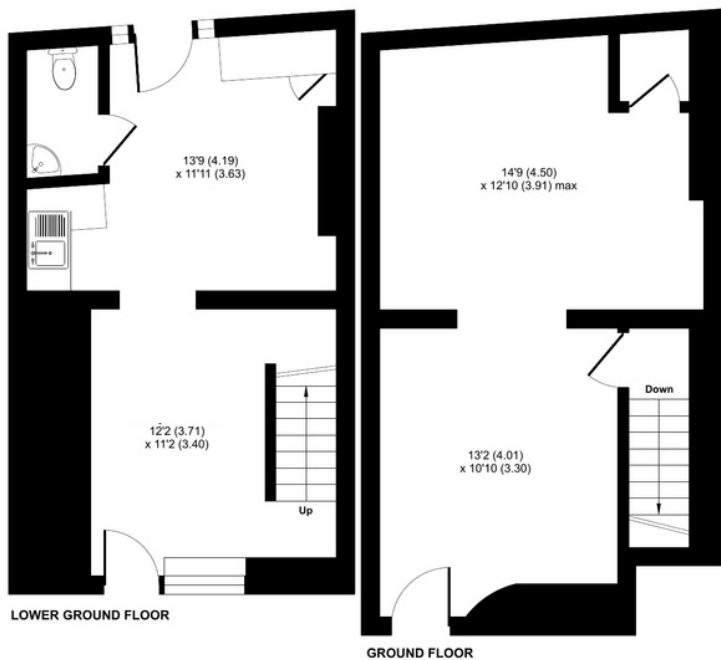
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### High Petergate, York, YO1

Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale



### Rates

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

Rateable Value: £16,250

Rates Payable: £7,962.50

### VAT

All costs exclusive of VAT.

### Legal Costs

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

### Further Information

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for Stapleton Waterhouse Ltd. REF: 1046980

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