

36 MICKLEGATE, YORK, YO1 6LF

RETAIL TO LET

**STAPLETON
WATERHOUSE**



Location

The entrance of the property is located in a highly desirable area of Micklegate. In the immediate area are such well-known occupiers as Skosh, Micklegate Social, and Partisan, and located less than a 5 minute walk away from York Railway Station and Nunnery Lane Car Park.

Description

Part of Varvils Court, this ground floor shop was built in the late 19th Century with greyish cream brick, slate roof, and brick stacks.

Property comprises a lock up shop together with rear kitchen/WC/ancillary accommodation which has a separate entrance to the rear of the property.

Accommodation

<i>Retail</i>	<i>250 sq ft</i>
<i>Ancillary</i>	<i>100 sq ft</i>
Total	350 sq ft

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Services

Mains, electricity (3-phase), water, gas and drainage connected.

EPC

101-125

E

110 E

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).

Rent

£15,000 per annum.

Lease Terms

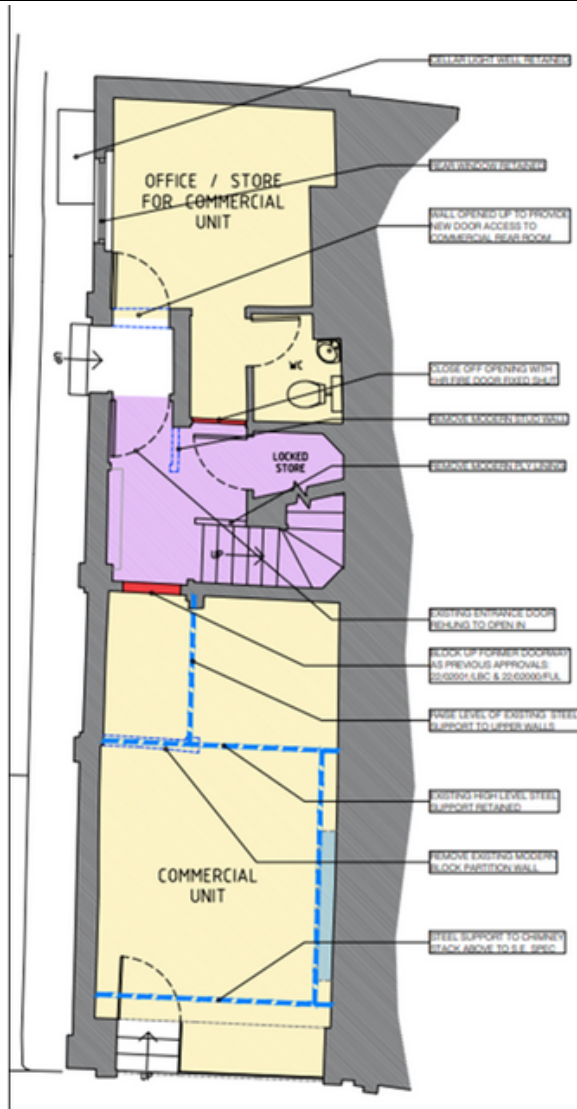
The property is offered on a five-year lease on internal repairing and insuring terms and the lease.

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Rates

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

Rateable Value: £6,300

Rates Payable: £3,087

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.

Further Information

Meggan Godwin

admin@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU

01904 622226

www.stapletonwaterhouse.com

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