

CHAPEL HOUSE, NORTH STREET, YORK, YO1 6JD

COMMERCIAL SPACE FOR SALE / TO LET

STAPLETON WATERHOUSE



Location

The entrance of the property is located in a highly desirable area, just off of Micklegate. In the immediate area are such well-known occupiers as Sainsbury's, Travelodge, Reeds Rains Estate Agents, and the Whippet Inn and located less than a 15 minute walk away from York Railway Station.

Description

The property forms a single storey former church hall which is traditionally constructed of stone (front) brick (rear) with a double pitched slate covered roof. Internally the property provides flexible space with the benefit of kitchenette and WC. To the rear are two car parking spaces.

Accommodation

Ground Floor 925 sq ft

Services

Mains, electricity, water, gas and drainage connected.

EPC

101-125

E

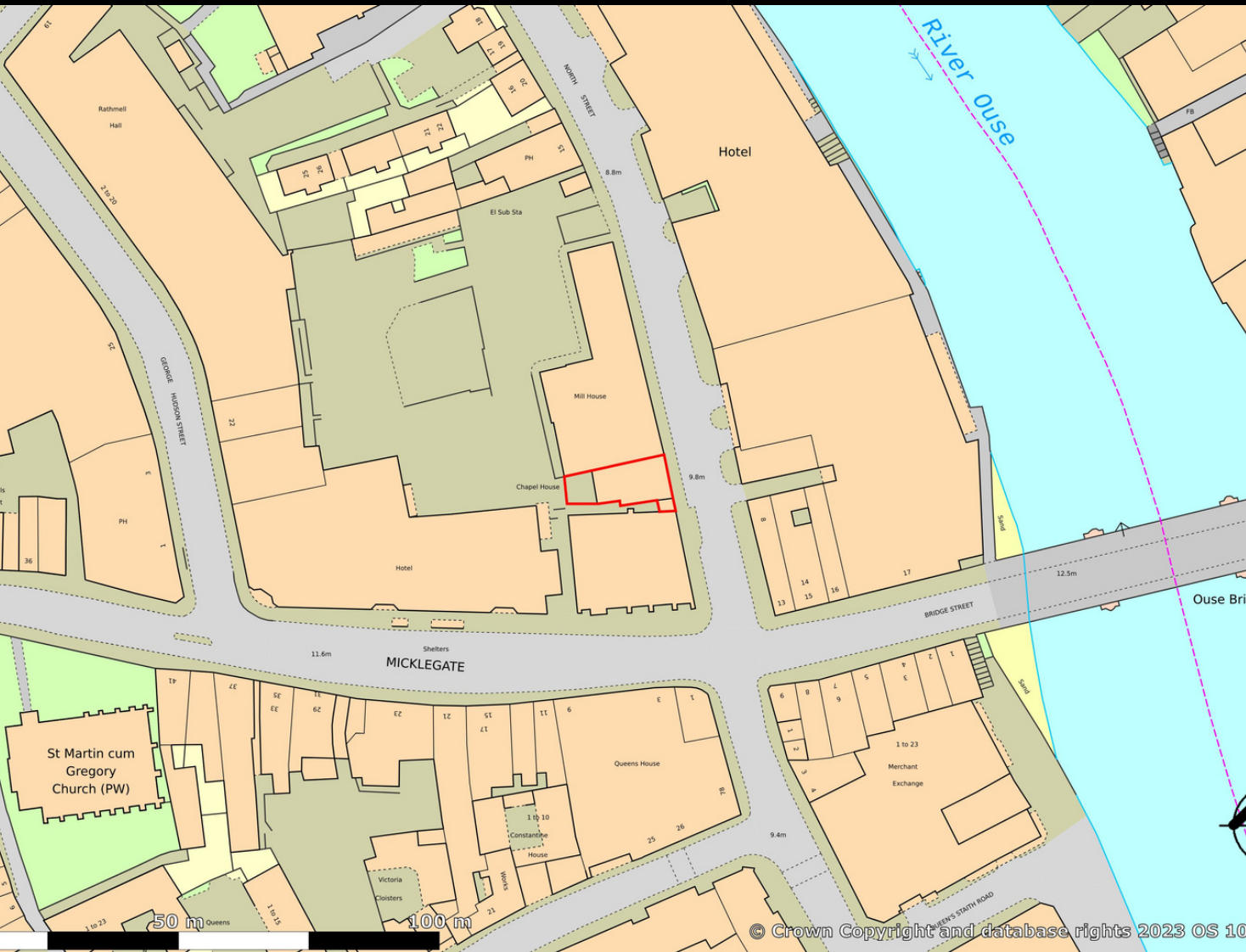
107 E

www.stapletonwaterhouse.com

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Planning

The property lies within a conservation area.

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

Tenure

The property is freehold.

Rates

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

Rateable Value: £13,500

Rates Payable: £6,615

Based on the above, we expect that 50% small business allowance will be available.

Price

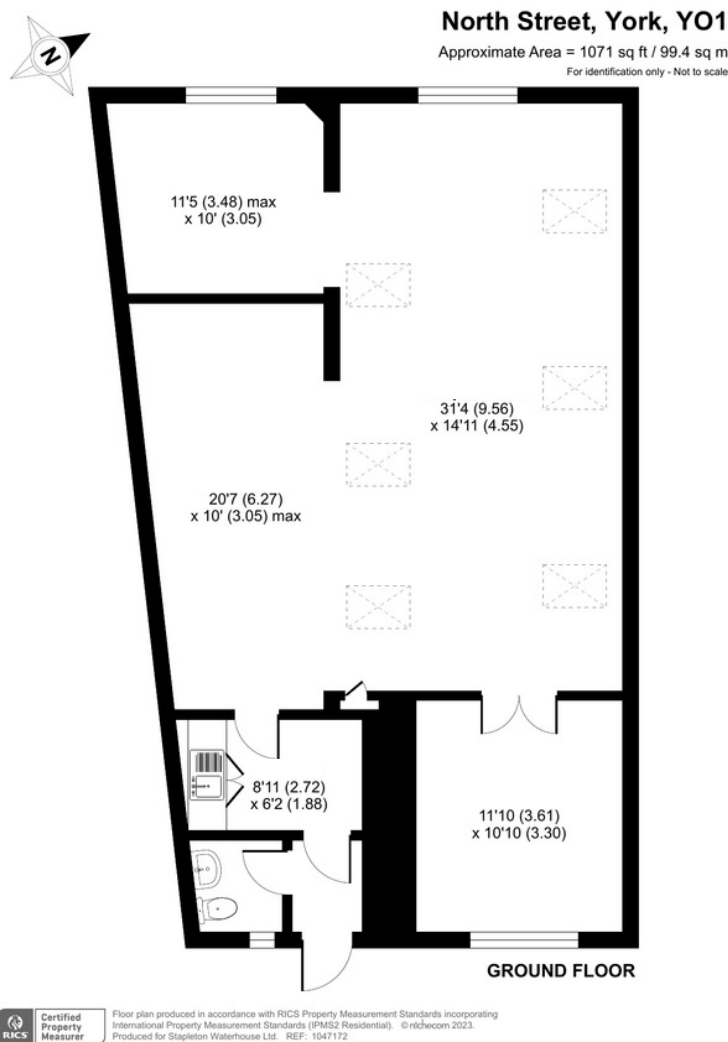
Offers in excess of £275,000.

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Rent

£17,500 per annum.

Lease Terms

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

VAT

We understand that the property is opted to tax.

Legal Costs

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

Application Fee (Lease Only)

Stapleton Waterhouse reserve the right to charge £750 plus VAT upon agreeing terms and instructing solicitors.

Further Information

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www.stapletonwaterhouse.com

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