

5 FEASEGATE, YORK, YO1 8SH

PARTIALLY FITTED CAFE TO LET

**STAPLETON
WATERHOUSE**



Location

Feasegate is located within the historic and shopping heart of York City centre which, together with Market Street, provides a busy link between Coney Street & Spurriergate to and from Parliament Street; it serves both local residents and tourists & visitors alike. Nearby occupiers include Browns, H. Samuel, Schuh, Size and Boots.

Description

This attractive grade II listed retail unit is arranged over ground & first floors, with a partially fitted kitchen on the second floor. It has a largely open-plan restaurant area with excellent display windows & entrance which provide an extensive street frontage.

Services

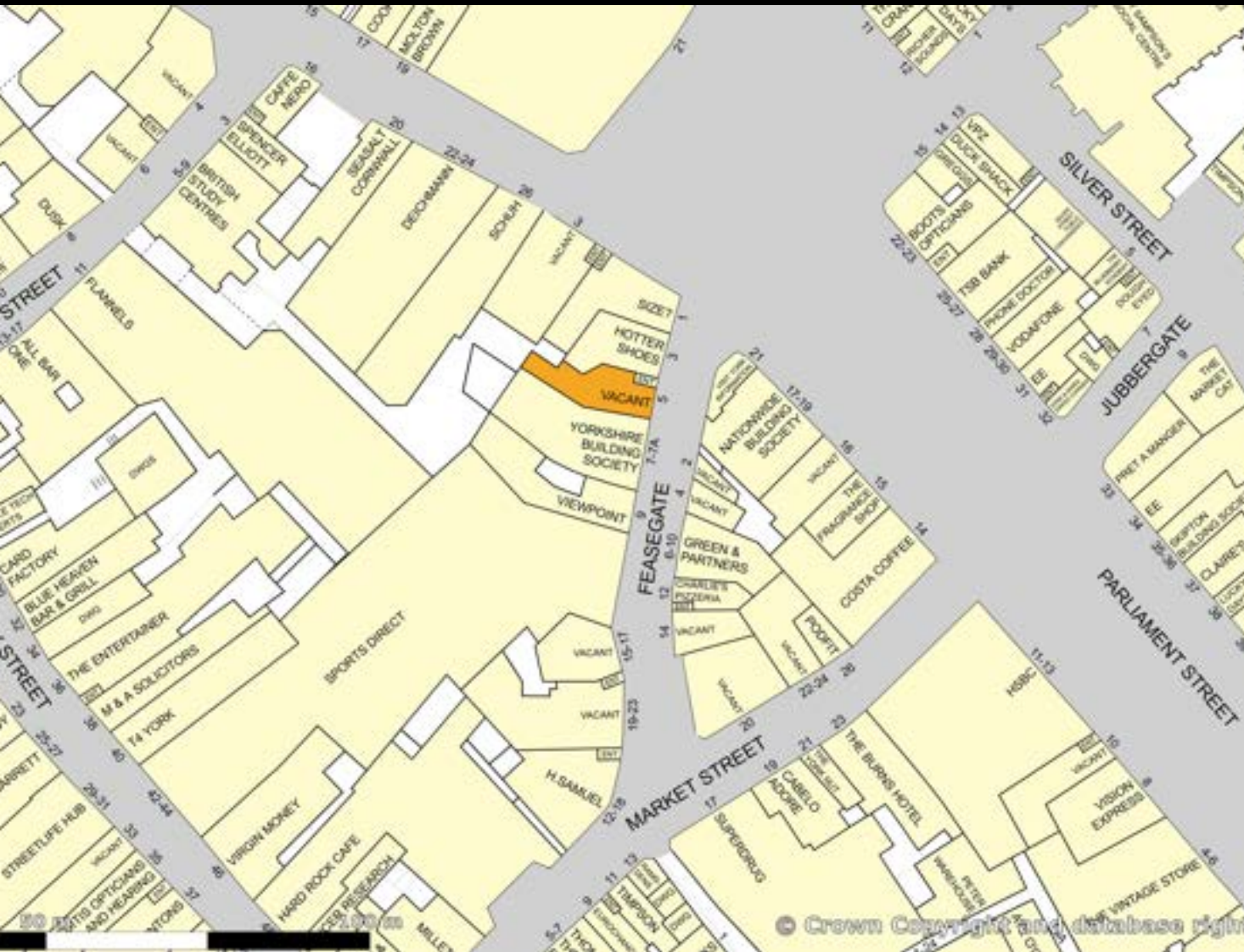
Mains, electricity and drainage included.

www.stapletonwaterhouse.com

5 FEASEGATE, YORK, YO1 8SH

PARTIALLY FITTED CAFE TO LET

STAPLETON WATERHOUSE



Accommodation

The unit provides the following approximate dimensions and net floor areas:

<i>Shop Front</i>	16'6
<i>Shop Depth</i>	60'0
<i>Ground Floor Retail</i>	750 sq ft
<i>First Floor Retail</i>	745 sq ft
<i>Second Floor Kitchen</i>	540 sq ft
Total	2,030 sq ft

Planning

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

Use Class E - Office use as designated under the new Use Class Order (2020).

EPC

26-50

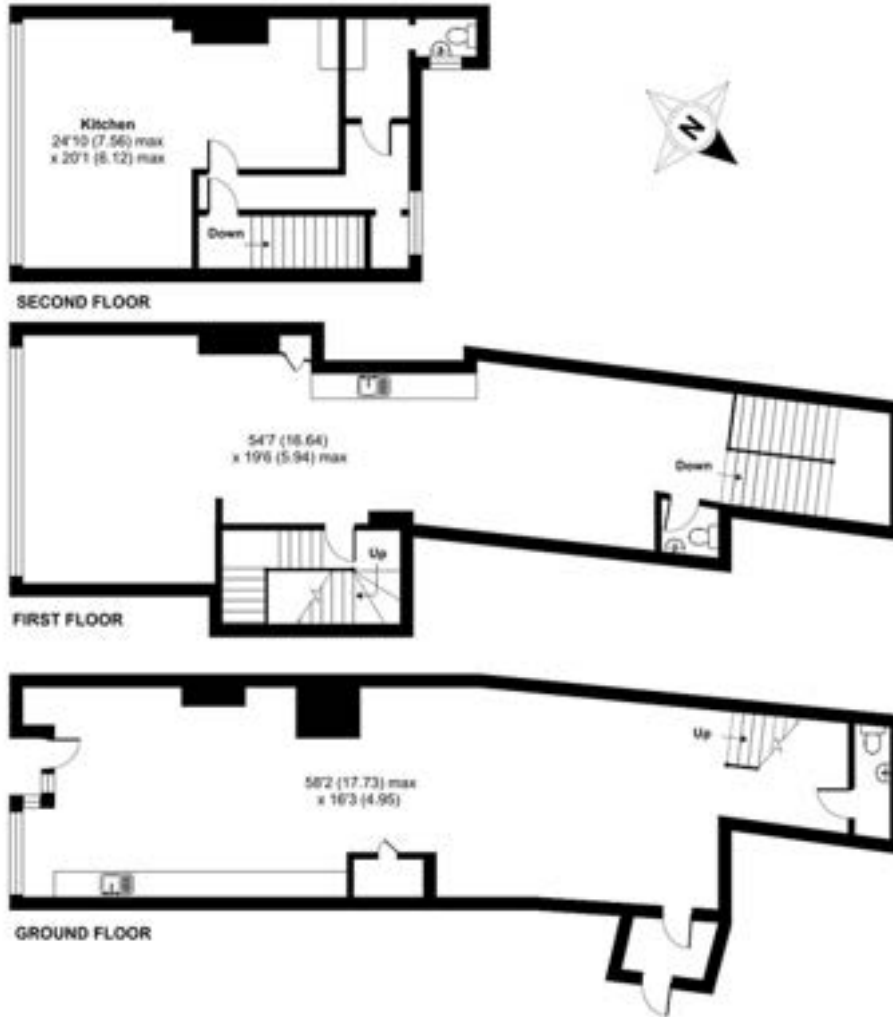
B

42 B

5 FEASEGATE, YORK, YO1 8SH

PARTIALLY FITTED CAFE TO LET

STAPLETON
WATERHOUSE



Rates

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

Rateable Value: £47,000
Rates Payable: £23,030

Rent

£45,000 plus VAT per annum.

Terms

New ten-year lease offered on full repairing and insuring terms.

The tenant will be responsible for internal repairs and decoration and is to insure the plate glass.

VAT

All costs exclusive of VAT.

www.stapletonwaterhouse.com

5 FEASEGATE, YORK, YO1 8SH

PARTIALLY FITTED CAFE TO LET

**STAPLETON
WATERHOUSE**



Legal Costs

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

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

David Waterhouse
david@stapletonwaterhouse.com

Meggan Godwin
admin@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU

01904 622 226

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

www.stapletonwaterhouse.com