

# 3 LOW OUSEGATE, YORK, YO1 9QX

## RETAIL TO LET

# STAPLETON WATERHOUSE



### Location

The premises occupy an excellent location within the city centre on the southern side of Low Ousegate. Low Ousegate is one of the main pedestrian and vehicular routes into the city centre. Other notable occupiers within the immediate vicinity include Tesco Express, Specsavers and Cooplads.

### Description

The premises comprise the ground floor of a four storey Georgian property which is substantially constructed of brick under a pitched slate-covered roof.

### Accommodation

The premises have the following gross internal areas:

<i>Net Frontage</i>	<i>15'9"</i>
<i>Shop Depth</i>	<i>50'10"</i>
<i>Ground Floor</i>	<i>995 sq ft</i>
<i>Basement</i>	<i>275 sq ft</i>
<b>Total</b>	<b>1,270 sq ft</b>



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### Services Included

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

### EPC

76-100

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78 D

### Planning

The property is Grade II listed and 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).

### Rates

Rateable Value: £24,000  
Rates Payable: £11,760

### Rent

£25,000 per annum plus VAT.

### Lease Terms

New five year lease on full repairing and insuring terms.

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

