

3 LOW OUSEGATE, YORK, TO1 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>
Total	1,270 sq ft

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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.

100 m

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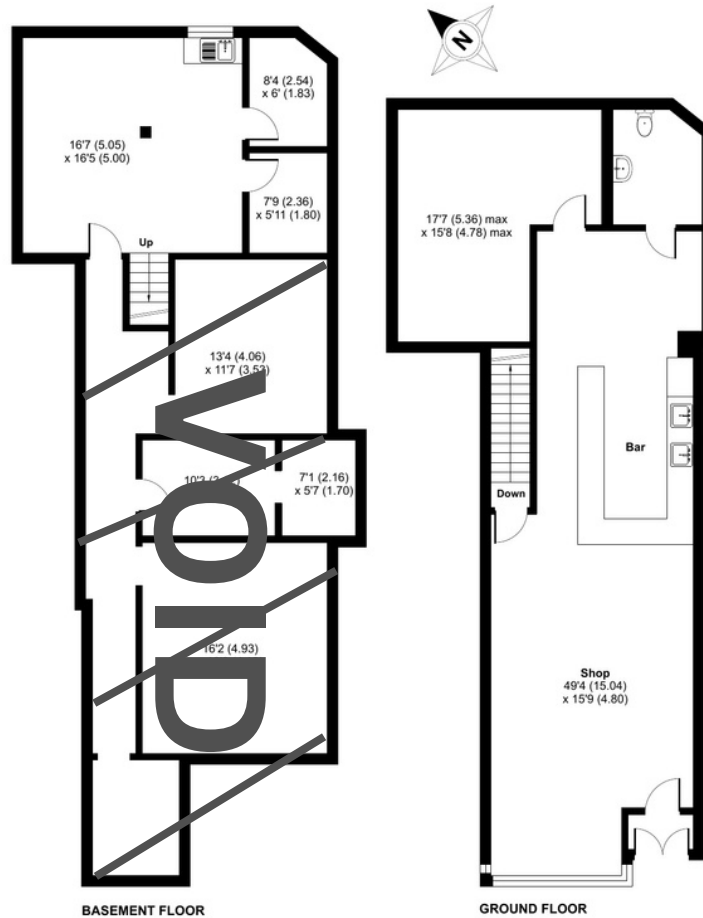
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Approximate Area = 2199 sq ft / 204.2 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Stapleton Waterhouse Ltd. REF: 1112422

VAT

All costs exclusive of VAT.

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

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