

11 COLLIERGATE, YORK, YO1 8BP

SHOP TO LET

**STAPLETON
WATERHOUSE**



Location

The property is situated on Colliergate which runs between Kings Square and Fossgate Street linking York Minster to Pavement and Coney Street. The property is situated close to Fossgate, a very busy restaurant area of York which leads up to Colliergate.

Colliergate is a destinalional location benefitting from tourism which offers a varied mix of retailers such as Barnitt's. Co-Op, Up and Running and Saskia and Co.

Description

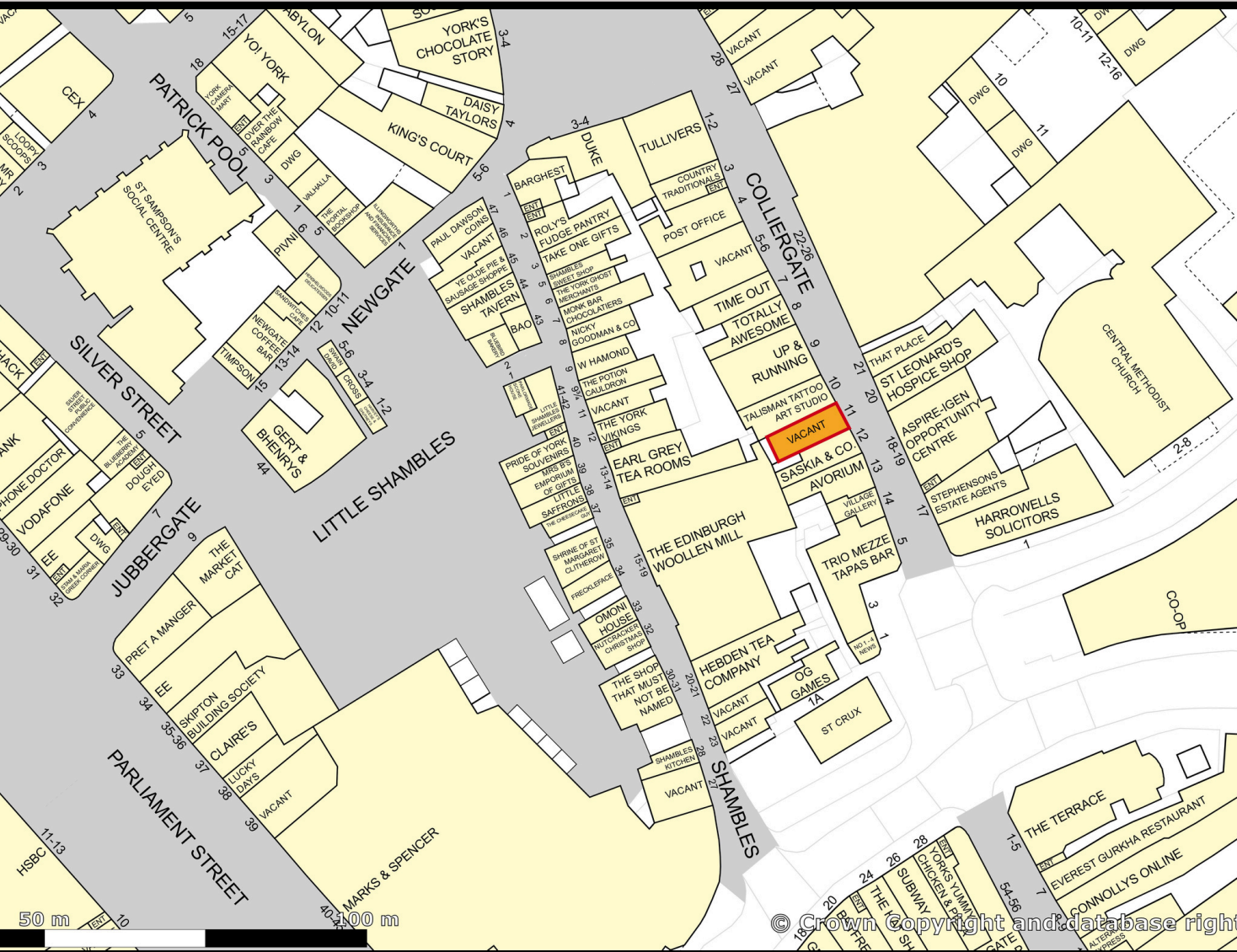
The 16th century premises form three-storey timber-frame encased in incised stucco at the front and rendered at the rear with a timber shop front and pantile roof.

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Accommodation

The unit provides the following approximate dimensions net floor areas:

Internal Width: 18'
Internal Depth: 39'

Ground Floor: 580 sq ft
First Floor: 330 sq ft
Second Floor: 335 sq ft

Total: 1,245 sq ft

Services

Mains, electricity, water and drainage connected.

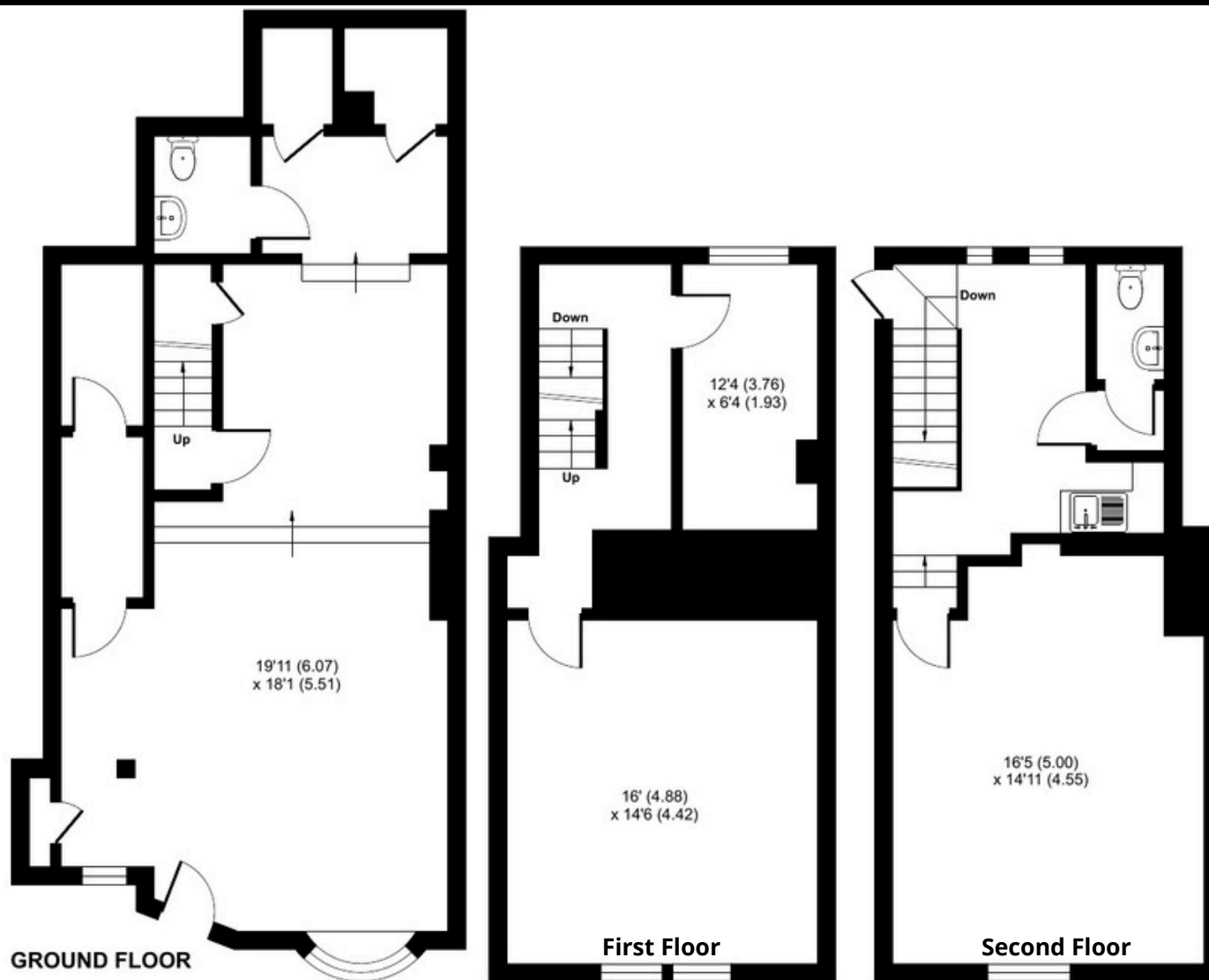
Planning

The property lies within a conservation area and is Grade II listed. Use Class E - Such as retail, office, and medical use as designated under the new Use Class Order (2020).

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EPC

Exempt due to listed building status.

Lease Terms

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

Rent

£27,500 per annum.

VAT

All costs exclusive of VAT.

Rates

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

Rateable Value: £29,500

Rates Payable: £14,455

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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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