

25 GOODRAMGATE, YORK, YO1 7LW

GROUND FLOOR SHOP TO LET

**STAPLETON
WATERHOUSE**



Location

The premises are situated on the north-eastern side of Goodramgate in the heart of the city centre, located within the Medieval Streets character area. Situated within close walking distance to the Minster and Collage Street.

Nearby occupiers include The National Trust shop, Savers, Wagamama and Boyes Department Store.

Description

The ground floor retail unit, which we understand dates back to the 16th Century, is built from orange-brown brick in English garden-wall bond and pantile roof with brick stacks. The ground floor incorporates gateway to the Bedern consisting of elliptical arch with chamfered timber lintel on chamfered stone jambs.

Accommodation

The unit provides the following approximate dimensions net floor areas:

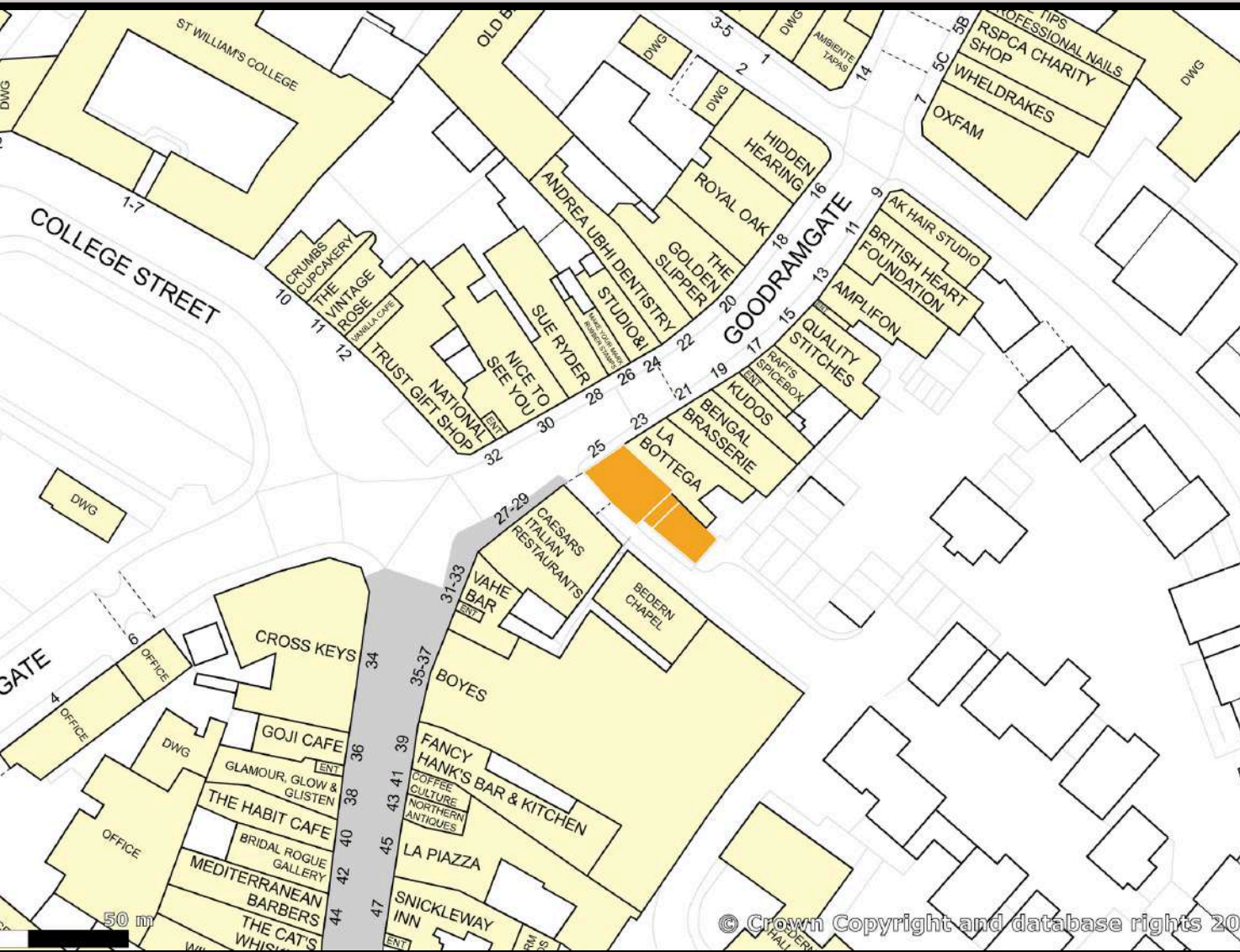
<i>Internal width</i>	<i>19'10 ft</i>
<i>Internal depth</i>	<i>28'4 ft</i>
<i>Ground Floor Retail</i>	<i>610 sq ft</i>

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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, cafe and medical use as designated under the new Use Class Order (2020).

EPC

Exempt due to listed building status.

Lease Terms

The property is offered on a five-year lease on internal repairing and insuring terms with the tenant responsible for insuring the shop front/glazing and to contribute a fair proportion toward external repairs and building insurance.

Rent

£25,000 per annum.

VAT

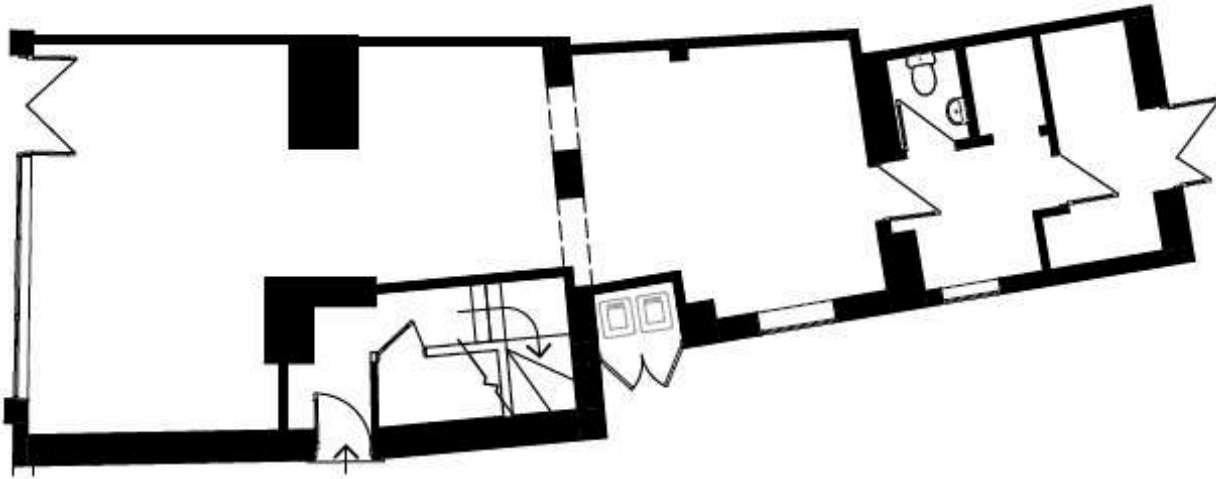
All costs exclusive of VAT.

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Rates

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

Rateable Value: £22,000
Rates Payable: £10,780

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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