

3-4 BRIDGE STREET, YORK, YO1 6DD

SHOP TO LET

STAPLETON WATERHOUSE

Location

The premises are situated on Bridge Street, in the heart of York City Centre within a short walk from the main retail core at Coney Street / High Ousegate as well as York Railway Station.

Nearby occupiers include Tank and Paddle, Sainsbury's Local, and British Heart Foundation.

Description

The premises comprise the ground and first floor of a three storey C1800's 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>	22'11"
<i>Shop Depth</i>	36'
<i>Ground Floor Sales</i>	690 sq ft
<i>First Floor Storage</i>	335 sq ft
Total	1,025 sq ft



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Services Included

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

EPC

Exempt due to listed building status.

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:	£23,000
Rates Payable:	£11,270

Rent

£27,500 per annum.

Lease Terms

New five year lease on full repairing and insuring terms.

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VAT

The property has not been opted to tax, therefore, there is no VAT to pay on the rent.

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.

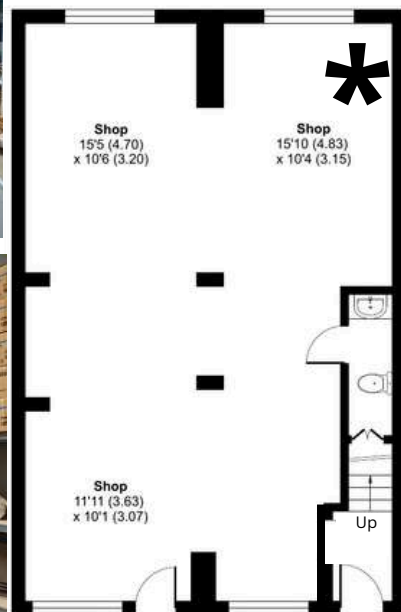
Further Information

Meggan Godwin
admin@stapletonwaterhouse.com

David Waterhouse
david@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU

01904 622 226



GROUND FLOOR

* Staircase to be Added Here



FIRST FLOOR

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