

26 GILLYGATE YORK, YO31 7EQ

SHOP TO LET

**STAPLETON
WATERHOUSE**



Location

The premises are situated on Gillygate, close to its junction with Bootham and is situated within easy walking distance of the Clarence Street car park and York Railway Station.

The area is much favoured with local specialist retailers and restaurants. Nearby occupiers include Sainsburys, Bird House Hair and Beauty, Love Cheese & Heima Homeware.

Description

The premises form a ground floor retail shop with staff amenities to the rear. Brick built mid-terraced property under a slate roof.

Accommodation

The unit provides the following approximate net floor areas:

Internal width: 14 ft 4 in

Internal depth: 31ft 8 in

Ground Floor Retail

290 sq ft

Rear Office/Shop and Kitchen/WC

255 sq ft

Total

545 sq ft

Services

Mains, electricity, water and drainage connected.

01904 622226

www.stapletonwaterhouse.com

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Planning

The property lies within a conservation area and is Grade II* listed.

Use Class E - Office use as designated under the new Use Class Order (2020). Hours of operation 08:00 - 18:30 only.

EPC

51-75

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54 C

Lease Terms

The property is offered on a new five-year lease on internal repairing and insuring terms with the tenant responsible for insuring the shop front glazing. The Landlord repairs and maintains the exterior of the shop and insures the building with the Tenant to contribute a fair proportion towards both.

The external shop frontage must remain white in colour and will be maintained by the Landlord.

Rent

£18,000 per annum to be paid quarterly.

VAT

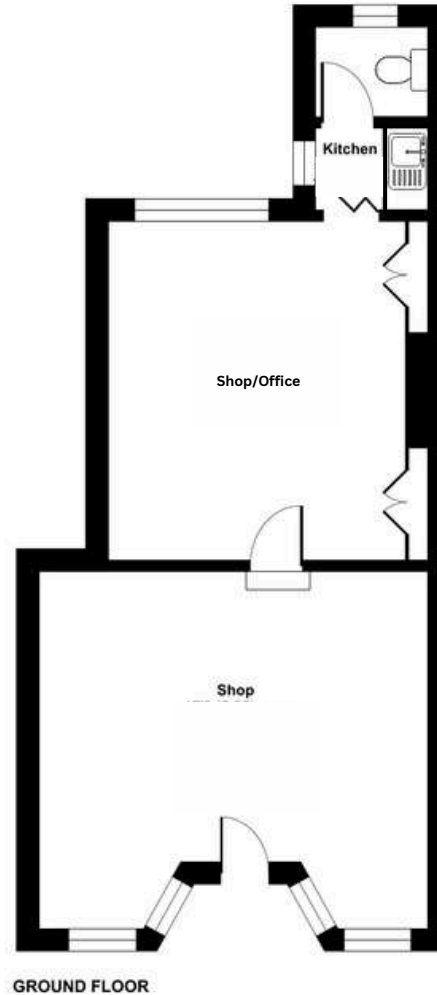
The building is not opted for tax so VAT will not be charged on the rent.

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Rates

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

Rateable Value: £11,750

Rates Payable: £5,757.50

Based on the above, we expect that 100% small business allowance will be available.

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
meggan@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU
01904622226

www.stapletonwaterhouse.com

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