

144 MICKLEGATE, YORK, YO1 6JX

RETAIL TO LET

STAPLETON WATERHOUSE

Location

The entrance of the property is located in a highly desirable area of Micklegate, overlooking the Bar and City Walls near the Hudson Quarter. In the immediate area are such well-known occupiers as Skosh, Micklegate Social, and Partisan, and located less than a 5 minute walk away from York Railway Station, York City Centre, Nunnery Lane Carpark, and countless cafes and restaurants.

Description / Accommodation

The premises are located in the ground floor of an elegant three-storey building of brick construction which we understand to date back to the late 17th century, with a pitched pantile roof.

The accommodation comprises ground floor retail with office, kitchen, WC and basement.

<i>Net Frontage</i>	<i>28'</i>
<i>Ground floor sales</i>	<i>705 sq ft</i>
<i>Ground floor office</i>	<i>175 sq ft</i>
<i>Ground floor kitchen</i>	<i>90 sq ft</i>
<i>Basement</i>	<i>230 sq ft</i>
TOTAL	1,200 sq ft



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Services

Mains, electricity, water and drainage connected.

EPC

51-75

C

70 C

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).

Rent

£28,000 per annum.

Lease Terms

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

The property is available from approximately September 2025.

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Rates

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

Rateable Value: £14,500

Rates Payable: £7,105

VAT

All costs exclusive of VAT.

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichacorn 2024.

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

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