

**UNIT 1, 43 LAYERTHORPE, YORK, YO31 7UZ**

**3,175 SQ FT TRADE COUNTER TO LET**

# STAPLETON WATERHOUSE

## Location

The property is situated in Layerthorpe, one of the main thoroughfares into York city centre which links directly to the inner city ring road.

As such, the area is popular with large retailers wanting a city centre presence but with the benefit of customer parking and easy access to the inner and outer ring roads.

The property is situated adjacent to Halfords and Kutchenhau's new showroom and within close proximity to The Red Goat, Premier Inn, Waitrose and Morrisons.

## Description

The property provides a trade counter unit of a steel portal frame construction under a pitched roof with insulated profile sheet cladding and features glazed frontage onto Layerthorpe itself.

The unit provides kitchen facilities and WC with a 3 phase electricity supply.

The property benefits from a ground level roller shutter loading door to the rear.



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#### Accommodation

The unit provides the following approximate gross internal floor area:

**3,175 sq ft**

The unit comes with 9 car parking spaces.

#### Services

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

#### Planning

The property has planning permission for B8 Trade Counter use.

#### EPC

The property is '71 C' rated. A copy of the EPC is available upon request.

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#### Lease Terms

5 year lease on full repairing and insuring terms. The lease is to be contracted outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

#### Service Charge

£500 plus VAT paid quarterly.

#### Insurance

Landlord will insure the building and recoup the costs of premiums from the Tenant in the usual way.

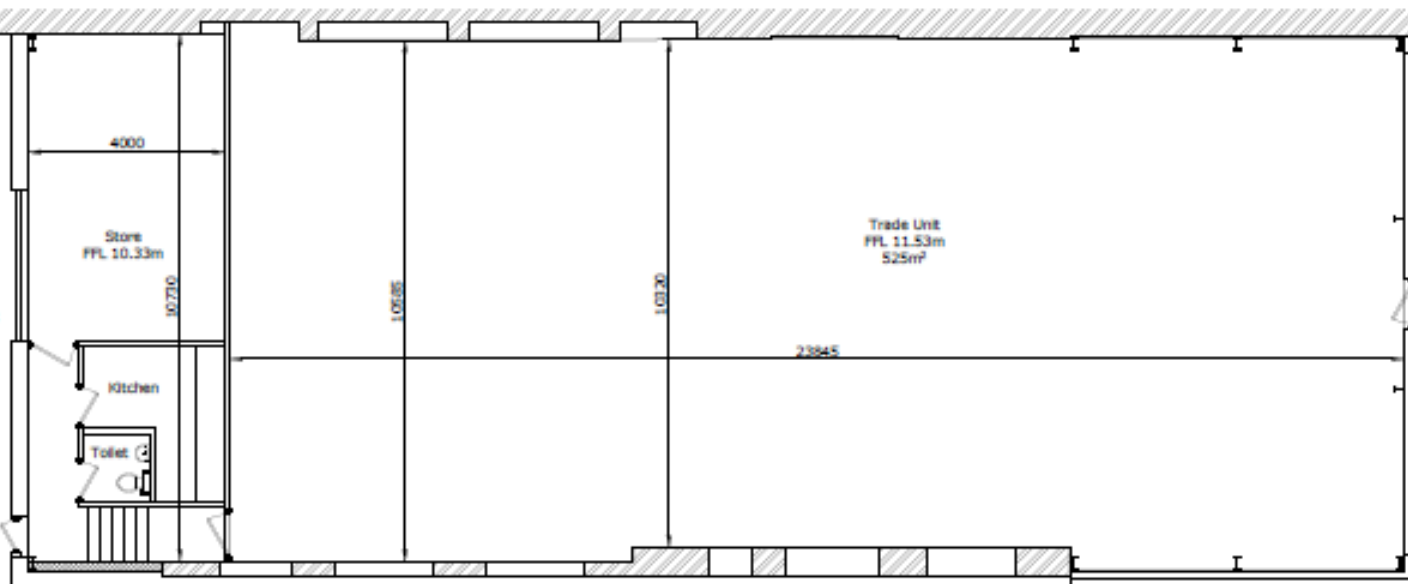
#### Rent

£40,000 per annum plus VAT.

#### Rates

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

Rateable Value:	£34,750
Rates Payable:	£17,027.50



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#### VAT

All costs exclusive of VAT.

#### 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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