

# 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>
<b>TOTAL</b>	<b>1,200 sq ft</b>

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## Services

Mains, electricity, water and drainage connected.

EPC



## 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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Micklegate, York, YO1



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

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### Rates

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

#### Current

Rateable Value: £14,500

Rates Payable: £7,105

#### As of 1 April 2026

Rateable Value: £19,250

Rates Payable: £7,353.50

### 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.

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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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