

**20 BOOTHAM, YORK, YO30 7BL**

**RETAIL / OFFICE TO LET**

# STAPLETON WATERHOUSE

## Location

The property occupies a prime position on one of the city's most established commercial thoroughfares. Commanding an excellent frontage on Bootham (A19), a principal arterial route leading directly into York's historic city centre, the property benefits from consistently high pedestrian and vehicular traffic.

The surrounding area has established itself as a thriving mixed-use quarter, combining quality residential properties with an eclectic mix of independent retailers, professional services, and cultural amenities. Nearby occupiers include Upside Down Design, Janette Ray Booksellers, Sainsbury's Local, Ashton Estate Agents, and the celebrated York Art Gallery.

## Description

This characterful semi-detached building presents three storeys of versatile retail and office accommodation. The traditional brick construction is complemented by an attractive pitched tiled roof, with distinctive plaster and timber facade detailing that enhances its street presence and period charm.

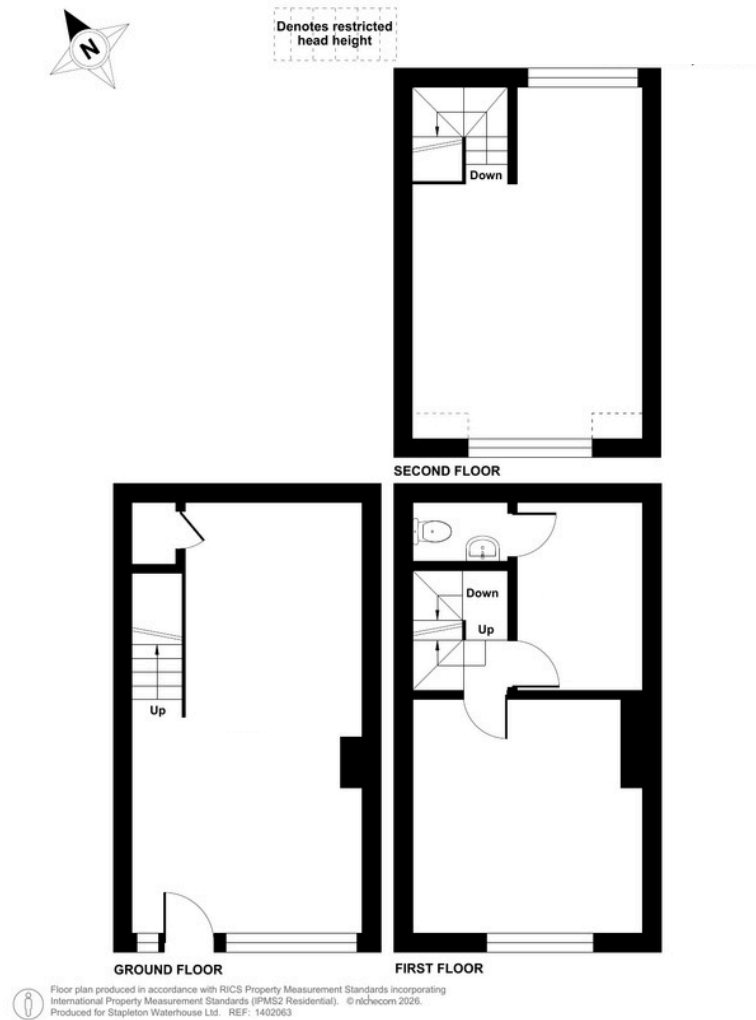


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### Accommodation

The unit provides the following approximate net floor areas:

Shop frontage	11' 8"
Shop depth	23' 6"
Ground Floor	240 sq ft
First Floor	214 sq ft
Second Floor	182 sq ft
<b>Total</b>	<b>636 sq ft</b>

### Services

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

### Planning

The property is not listed but does lie within a conservation area.

Designated as E, under the new Use Classes Order (2020).

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### EPC

The property is '75 C' rated. A copy of the EPC is available upon request.

### Rates

We understand that the office unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value: £9,300  
Rates Payable: £3,552.60

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

### Lease Terms

The property is offered on a five year lease on full repairing and insuring terms.

### Rent

£15,000 per annum plus VAT

### VAT

All costs exclusive of VAT.

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### 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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