

144 MICKLEGATE, YORK, YO1 6JX

1,200 SQ FT

SHOP TO LET

STAPLETON WATERHOUSE

Location

Situated in one of York's most coveted retail addresses, this exceptional property occupies a prominent position on Micklegate, with a striking outlook over the historic Bar and City Walls adjacent to the prestigious Hudson Quarter development.

The immediate vicinity is home to an established collection of independent and destination-led operators, including Skosh, Lucious Books and Partisan, creating a vibrant trading environment.

Description

The ground floor premises is part of a distinguished three-storey building of traditional brick construction, from the late 17th century and crowned by a characterful pitched pantile roof. The property benefits from an impressive double frontage, offering excellent retail display and significant street presence on one of York's most prominent thoroughfares.

The historic fabric of the building lends an authenticity and architectural character that is increasingly sought after by premium retail and lifestyle brands seeking a point of difference from modern high street units.



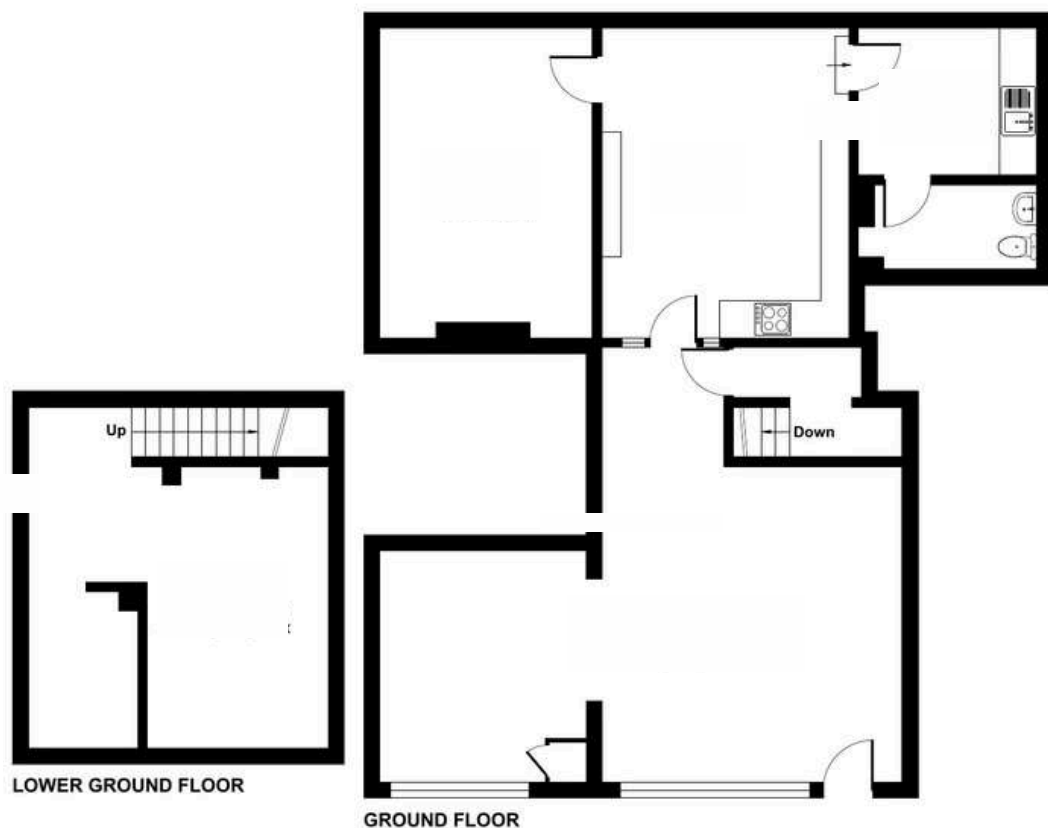
www.stapletonwaterhouse.com

144 MICKLEGATE, YORK, YO1 6JX

1,200 SQ FT

SHOP TO LET

STAPLETON
WATERHOUSE



Rent

£26,000 per annum plus VAT.

Lease Terms

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

Rates

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

Rateable Value	£19,250
Rates Payable:	£7,353.50

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.

www.stapletonwaterhouse.com

144 MICKLEGATE, YORK, YO1 6JX

1,200 SQ FT

SHOP TO LET

STAPLETON WATERHOUSE



Legal Costs

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

VAT

All costs exclusive of VAT.

Further Information

David Waterhouse

david@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU

01904 622226

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.

www.stapletonwaterhouse.com