

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.



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Accommodation

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

Net Frontage 28'

Ground floor sales 705 sq ft

Ground floor office 175 sq ft

Ground floor kitchen 90 sq ft

Basement 230 sq ft

TOTAL 1,200 sq ft

Services

Mains, electricity, water and drainage connected.

EPC

The property is '70 C' rated. A copy of the EPC is available upon request.

Planning

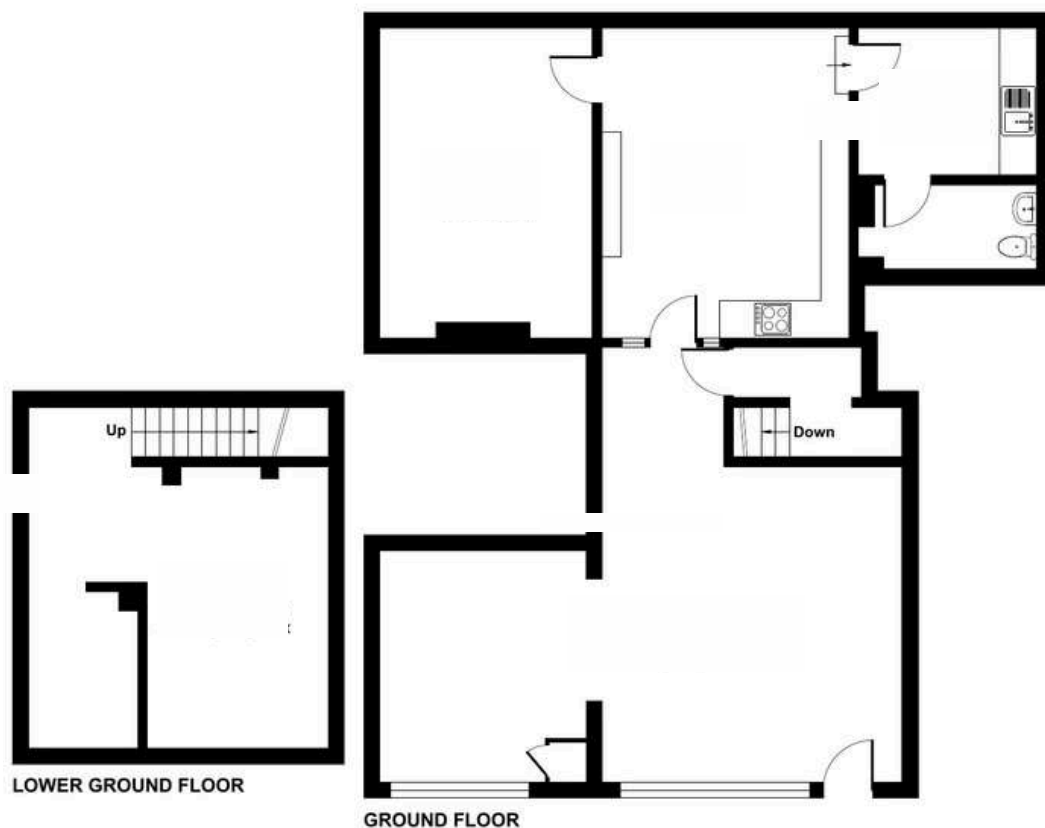
The property lies within a conservation area and is Grade II* listed. Use Class E - Such as retail, office and medical use as designated under the new Use Class Order (2020).

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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.

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Legal Costs

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

VAT

All costs exclusive of VAT.

Further Information

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