

6 BISHOPTHORPE ROAD, YORK, YO23 1JJ

GROUND FLOOR RETAIL TO LET

STAPLETON WATERHOUSE



Location

The property occupies a prominent position on Bishopthorpe Road, one of York's most popular and award-winning high streets. Located within a thriving residential area south of York city centre, the location benefits from strong footfall and a vibrant community atmosphere.

Bishopthorpe Road is home to a wide range of independent retailers, cafés and restaurants, including The Pig & Pastry, Robinsons Café, Stanley & Ramona, Flori, Frankie & Johnny's Cookshop, The Bishy Weigh and 2 Many Wines. A public car park is also situated nearby.

Description

This spacious commercial unit offers a versatile retail or business space in a highly sought-after York location. The premises comprise a large open-plan sales area with excellent frontage and flexibility for a range of commercial uses.

To the rear of the property are two useful storage areas, providing ample ancillary space for stock, equipment or operational requirements. Staff facilities include a fitted kitchen and a WC, ensuring practicality for day-to-day business operations.

www.stapletonwaterhouse.com

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Accommodation

The unit provides the following approximate net internal areas:

Ground Floor Retail: 515 sq ft

Ground Floor Ancillary: 195 sq ft

Total Ground Floor: 710 sq ft

Services

Electric, gas, water and drainage.

Planning

The property is not listed. It is situated in a conservation area.

EPC Rating C66

Lease Terms

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

Rent

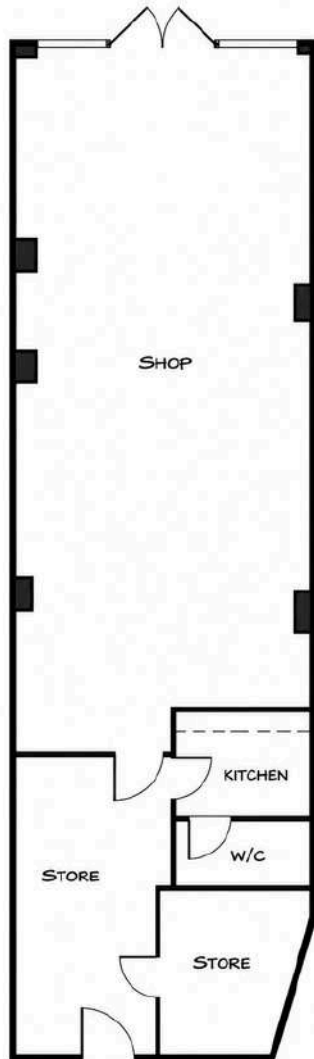
£22,500 per annum

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Rates

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

Rateable Value: £17,000

Rates Payable: £6,494

VAT

All costs exclusive of VAT.

Legal Costs

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

Further Information

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