

# TO LET

## 6 STONEGATE YORK

North Yorkshire YO1 8AS

Retail Unit in the Heart of the Historic City of York



1,226 sq ft (113.90 sq m) Approximately  
Suitable for a variety of uses,  
subject to planning



# 6 STONEGATE YORK

## LOCATION

York is an attractive and vibrant retail destination with considerable historic and architectural heritage which greatly benefits from the tourism industry. Shoppers are attracted to York by the unique environment that it offers.

There is a good range of major mainstream multiple retailers in York as well as numerous special interest outlets. These together with independent local shops contribute greatly to the distinct individual character of the area and provides York with a differentiated retail offer.

The property is situated on the north westerly side of Stonegate, close to its junction with Blake Street, Davygate and St Helen's Square and the prime retail pitch in York city centre. Many national and specialist retailers are situated on Stonegate, and nearby occupiers include Jack Wills, Käthe Wohlfahrt, The White Company, The Body Shop, Rohan, Cath Kidston, Whistles and Pure.

## DESCRIPTION

The property is a Grade II listed building arranged over ground and 3 upper floors plus basement.

Internally the property is carpeted throughout and benefits from surface mounted fluorescent lighting with spot lights to part. The building is heated via electric wall mounted heaters. WC's are located at first and third floor level, with a small kitchen situated on the second floor.

## ACCOMMODATION

The property provides the following approximate net internal floor areas:

Location	Use	Size SQ	Size SQ FT
Ground Floor	Front Retail	16.33	176
	Rear Retail	19.19	207
First Floor	Front Storage	14.69	158
	Rear Storage	16.39	176
Second Floor	Front Storage	16.35	176
	Rear Storage	18.38	198
	Kitchen	3.63	39
Third Floor	Storage	8.94	96

**Total Accommodation 113.90 sq m 1,226 sq ft**

## LEASE TERMS

The property is available by way of an assignment of the effective full repairing and insuring lease which is for a term of 20 years from 23 March 2017 at a current rental of £36,000 per annum exclusive. The lease provides for tenants break options at the end of the fifth and tenth year.

Alternatively consideration may be given to subletting outside the Landlord & Tenant Act 1954, Part 2.

## RATES

We are advised that the property is assessed as follows: **Rateable Value £25,500**

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is available to interested parties.



## LEGAL COSTS

Each party are to be responsible for their own legal costs.

## VAT

VAT will be charged on the rent and all other outgoings.

## VIEWINGS

Strictly by appointment with the sole agents:



**Richard Flanagan**  
 T: 01904 409 590  
 E: richard@flanagnajames.com

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