

SHOP TO LET

YORK

10 FEASEGATE



Description

The subject property occupies an extremely central location in the heart of York City Centre. **Patisserie Valerie, Hotter Shoes, Shuropody** and **Costa** are located on Feasegate.

Nearby prime Spurriergate and Parliament Street host **Zara, H&M, The Disney Store, New Look** and **M&S** all within close proximity.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged presently as a café on ground and basement floors.

The premises comprise the following approximate net internal floor areas:

Ground Floor Sales	410 sq. ft.	(38.1 sq. m)
Basement Sales/Ancillary	1,175 sq. ft.	(109.2 sq. m)

Lease

The unit is offered on a new 10 year effectively full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Rent

£39,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £2,417 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£33,250
UBR (20/21)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 72. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

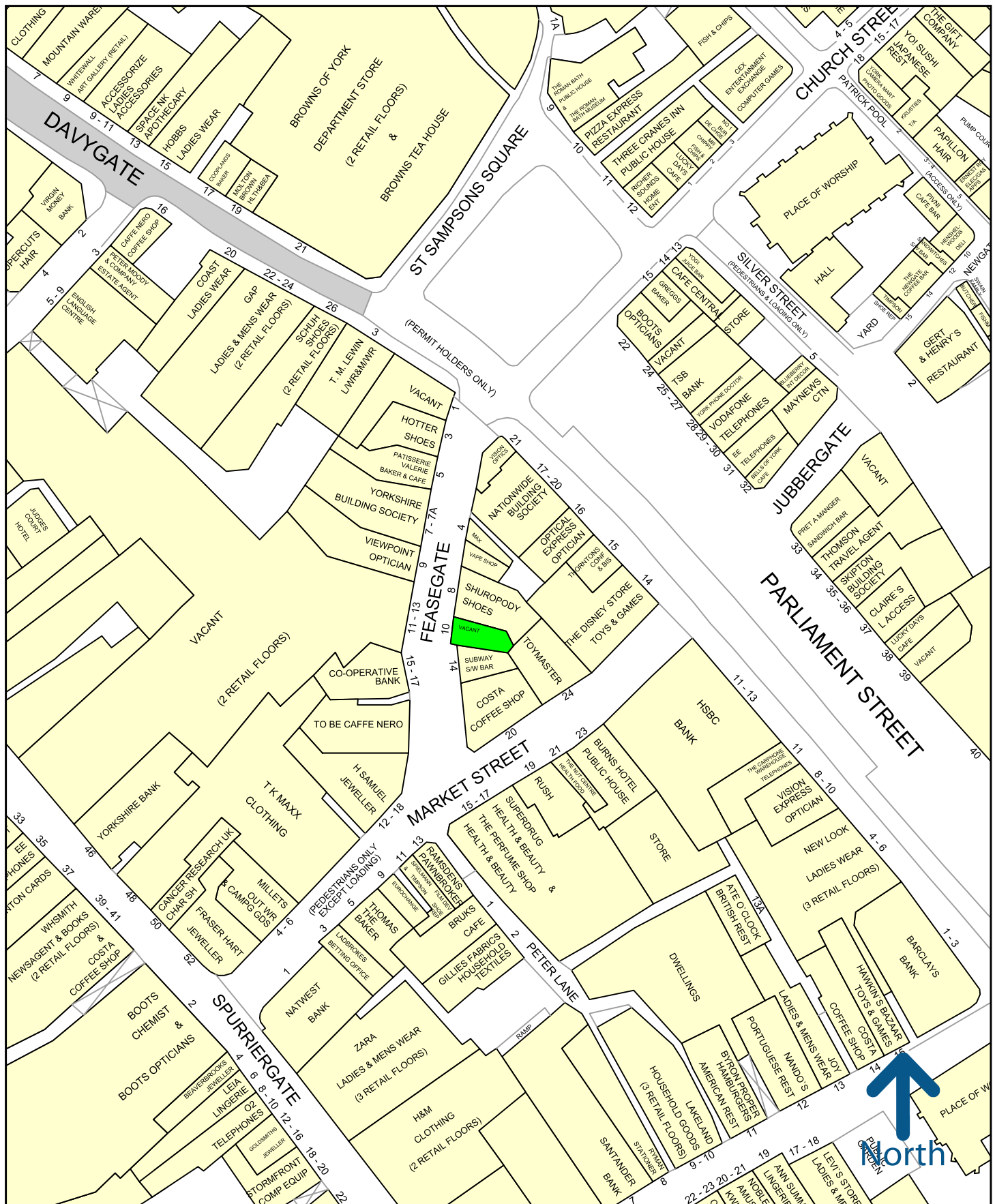
Viewing

Strictly by appointment through sole letting agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 19/04/2018

Created By: Green and Partners



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