

YORK – 24 STONEGATE



PRIME SHOP TO LET

LOCATION

York is an attractive, historic cathedral city.

The city attracts in the region of **6.9 million visitors annually, who spend approximately £427 million on retail and leisure each year.** (York Visitor Survey, 2015). With two universities, York University and York St John, the combined student population of just under 25,000 further boosts spending.

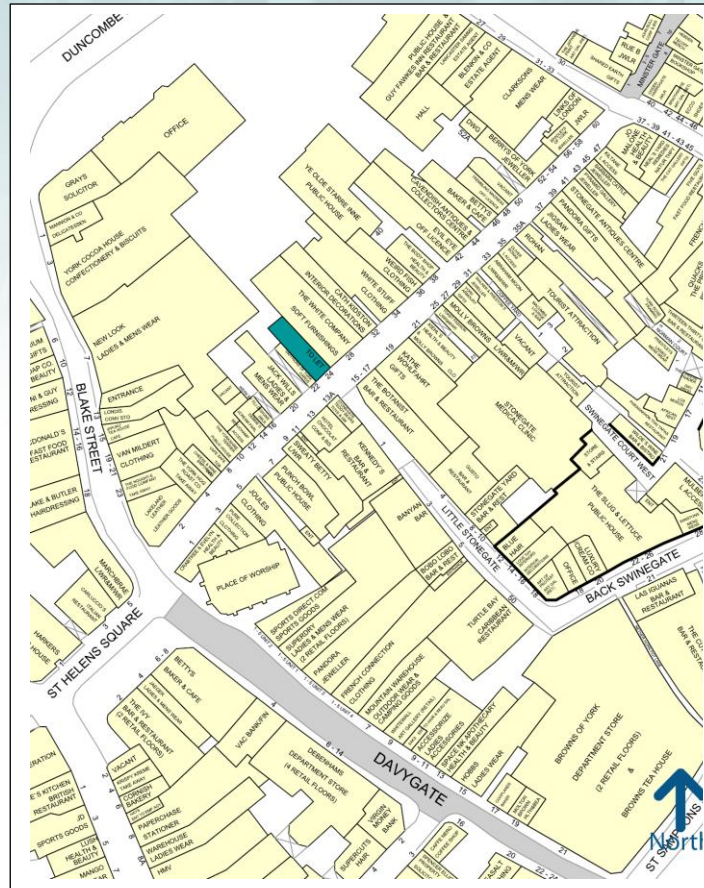
York has a rich history and is home to **iconic landmarks**, such as **York Minster** and **Clifford's Tower**. There is also an array of museums and art galleries, including **York Art Gallery**, **The National Railway Museum** and the **Jorvik Viking Centre**.

Stonegate is one of the most attractive and architecturally diverse streets in York and provides a key pedestrianised link from York Minster to St Helen's Square in the city centre. The property occupies a highly prominent position on Stonegate, opposite Little Stonegate, which is home to a number of bars and restaurants including **The Botanist**, **Gusto**, **Banyan & Turtle Bay**.

Other nearby occupiers include; **Hotel Chocolat**, **The White Company**, **Cath Kidston**, **White Stuff**, **Weird Fish**, **Joules & The Body Shop**.

TERMS

The unit is available by way of new effectively full repairing and insuring lease, for a term to be agreed at a commencing rent of **£78,000 per annum exclusive**.



ACCOMODATION

The property is arranged over ground and upper ground floors and provides the following net internal areas:

Ground Floor Sales	759 sq ft (70.5 sq m)
First Floor Sales	540 sq ft (50.2 sq m)
First Floor Store	93 sq ft (8.6 sq m)
Second Floor Store/Staff	525 sq ft (48.8 sq m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: **£56,000**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available

LEGAL COSTS

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

VAT

All figures quoted are net of VAT in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents; Rawstron Johnson – 0113 450 7000

Contact Adrian Johnson or Lawrence McCourt
Email: adrian@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION