

YORK
10 CLIFFORD STREET
YO1 9RD



Excellent refurbished retail premises situated in the heart of
York City Centre

- **PROMINENT ROADSIDE POSITION ADJACENT TO MAIN RETAIL PITCH, CLOSE TO THEATRE AND TOURIST ATTRACTIONS**
- **RETAIL SPACE OVER 3 FLOORS. 2 further floors**
- **CONSENT FOR A1 RETAIL & A3 RESTAURANT USE**

FLOOR AREA 224.11 sq.m. (2,519 sq.ft.)

TO LET
(Sale Considered)

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Location

The property is situated on Clifford Street in York City Centre. Surrounding uses include a wide range of shops, restaurants, bars and leisure uses, including immediate neighbours York Dungeon and The Grand Opera House theatre.

Description

The property comprises an imposing corner frontage 4-storey Victorian building of brick construction, dating back to the 1880's. Following a complete refurbishment the property is superbly presented with a good blend of character features and modern finishes and fittings.

Internally, the property is laid out over 3 floors plus useable basement rooms and attic store. The ground floor provides display retail frontage to Clifford Street with a return frontage to King Street. There is open sales space over ground, 1st and 2nd floor, together with useable rooms at basement level and a boarded out attic with lighting.

There is a kitchen and male and female W.C.s on the 2nd floor, and W.C.s at basement and first floor level.

Accommodation and Floor Areas

Ground Floor – 51.58 sq.m. (555 sq.ft.)

First Floor - 94.89 sq.m. (1021 sq.ft.)

Second Floor - 87.64 sq.m. (943 sq.ft.)

Total: 234.11 sq.m. (2,519 sq.ft.)

Additional space:

Basement - 49.72 sq.m. (535 sq ft)

Attic storage with potential for alternative use is also provided.

Services

Mains electricity and water and the property drains into the public sewer. We are advised that there is a capped gas connection into the basement.

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

Planning

The property has the benefit of consent for A1 Retail and A3 Restaurant and Café use.

Rateable Value

From enquiries made on the Valuation Office website, we understand that the property has a Rateable Value (2010 Value of £26,250 subject to the rate in the £.

Asking Terms

The property is available on a new Full Repairing and Insuring lease for a minimum term of 10 years. The property will be subject to a rent review pattern over 5-yearly intervals which will be to the higher of open market value or the rent passing.

Rent

£39,500 per annum exclusive.

Consideration may be given to offers for the freehold interest. Further details on request.

Viewing and Further Enquiries

Appointments to view must be made with the Sole Agents.

March 2012 Subject to contract.



MCBEATH PROPERTY CONSULTANCY LIMITED

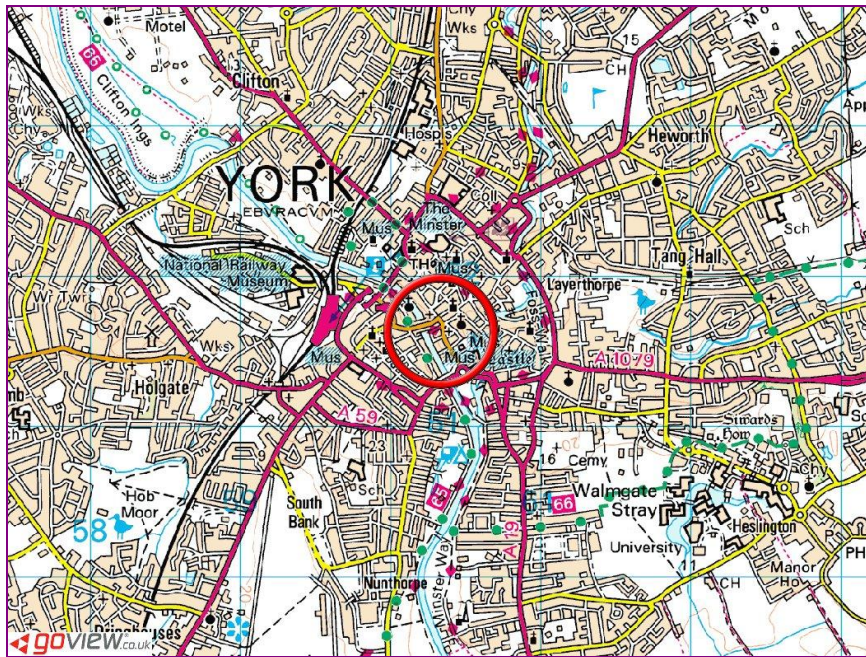
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

MPC



NOTES

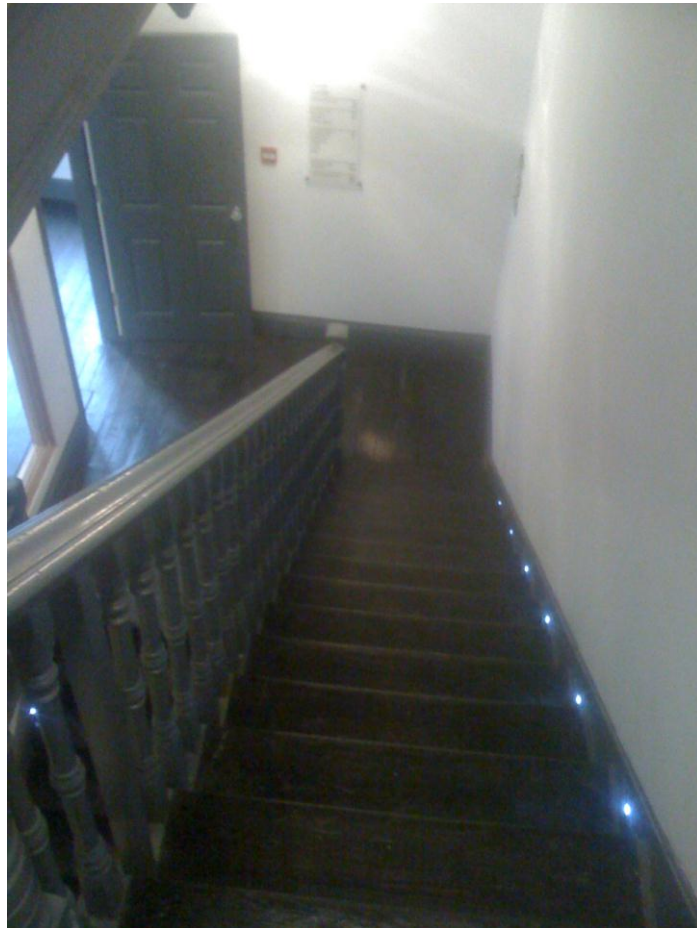
IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG
TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

MPC