

Newly Refurbished

**5c GOODRAMGATE
YORK YO1 7LJ**

TO LET

A rare opportunity to acquire leasehold shop premises on one of the most popular shopping streets in York city centre.



New Lease available at NIL premium

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.

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LOCATION

The property is situated on Goodramgate close to Monk Bar within Yorks historic City Centre. Surrounding uses include a wide range of shops, restaurants, bars and other businesses in close proximity to some of the most sought after city living town house and apartment schemes in the City. The property has the added benefit of being close to two of the main public car parks and the prime retailing streets.

DESCRIPTION

The property comprises a ground floor lock up shop with a main sales area, store and washroom/W.C.

FLOOR AREA

We understand that the shop has an approximate internal floor area of 48.23 sq m (519sq ft).

USE

The Property has the benefit of A1 retail consent.

SERVICES

The property is connected for mains supplies of electricity and water and we understand that the property drains in to the public sewer.

LEASE

The property is available on a new full repairing and insuring lease for a period of years to be agreed. Where appropriate the lease will include periodic rent reviews.

RENT

£15,250 per annum exclusive, payable quarterly in advance.

VAT

Interested parties should assume that the rent is subject to VAT at the applicable rate.

RATEABLE VALUE

The current rateable value is £12,250 subject to the uniform business rate in the pound.

VIEWINGS

All inspections should be made strictly by prior appointment with the sole agents.

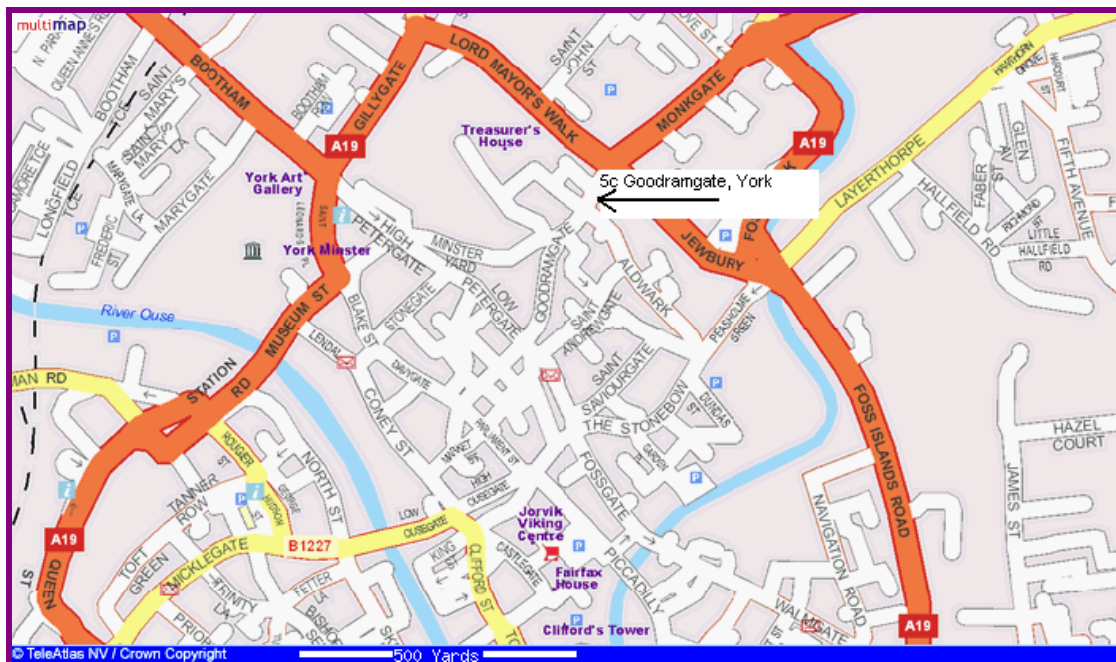
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CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
 PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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