

# York, City Centre

3 & 5 Blake Street YO1 2QL

**McBeath**  
Property Consultancy

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## Investment comprising 2 Adjoining Shops (one used as a café) in prominent location

- Superb position in York City Centre
- Close to York Minster and all shops and attractions
- Strong pedestrian flows
- Leases to established traders
- Combined rental £75,000 per annum
- Offers invited in excess of £1m
- For reference only; £1m reflects 7.11% NIY approx.

## FOR SALE

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. Registered in England no. 5419610

## **LOCATION**

The premises are situated with frontage to Blake Street which leads to St Helens Square and the primary shopping streets of York city centre. The main bus and rail stations are nearby, as well as the world famous York Minster and the extensive range of amenities and services in Yorks historic central area.

Blake Street is an attractive semi-pedestrianised street comprising a mix of distinctive architectures including the stunning Assembly Rooms opposite, built in the Georgian era. The street is also a mix of trading types with retail, café/restaurant, residential and office uses.

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

## **DESCRIPTION**

The properties comprise the respective ground floors of adjoining buildings of traditional brick construction.

3 Blake Street is in use as a café set within an attractive listed building which we believe was formerly a merchants house and which still presents as such with a central main entrance and 2 sash windows on either side of the door.

5 Blake Street is a retail outlet with a traditional glazed double display frontage and a recessed entrance door, allowing additional display return frontage.

Both units are primarily open plan internally.

Additionally there are four residential units, two flats above the shops and two town houses to the rear. These are owned separately on long leaseholds (virtual freeholds).

## **FLOOR AREAS (approx. to NIA)**

No. 3 Blake Street – 105.03 sq m (1,137 sq ft) – (ITZA 957 sq ft)

No. 5 Blake Street - 69.34 sq m (746 sq ft) – (ITZA 557 sq ft)

## **SERVICES**

We are advised that both properties are connected for mains electricity, water and drainage.

## **LEASES**

3 Blake Street is let for 5 years from November 2019 to The Larder Club Limited at a rental of £45,000 per annum. The tenant has a break option at the end of the 3<sup>rd</sup> year.

5 Blake Street is let for 10 years from February 2020 to Clarksons (Petergate) Limited at a commencing rental of £30,000 per annum. There is a rent review or tenants break option at the end of the 5<sup>th</sup> year.

The 4 residential units are let on 999 year leases from 1st January 2007 at an annual ground rent of £10 each.

## MARKET COMMENT

Whilst the UKs 'high street' sector is experiencing difficulties in some locations due to increasing on line and out of town shopping, York bucks this trend as it benefits from a strong year round tourist and visitor catchment, as well as a concentrated resident dependency. Accordingly the city centres arterial streets are very popular with demand from retailers and the recreational/leisure operators.

The subject property is just yards from St Helens Square which is the confluence of 3 of the city centres most popular trading streets, Coney Street, Stonegate and Davygate.

The passing rentals equate to Zone A figures of £47 and £54 respectively. The lower figure for No 3 being explained perhaps by its non typical retail frontage.

We are aware of Zone A rentals of over £60 per sq ft and in one case £72 per sq ft. This gives cause for optimism for future rental growth.

## RATEABLE VALUE

We have made enquiries via the Valuation Office website which suggest the properties have the following rateable values;

No 3 Blake Street - £51,500

No 5 Blake Street - £33,500

The rateable value will be subject to the uniform business rate in the £ to assess rates payable.

## EPC

An EPC will be provided.

## VAT

Interested parties must take their own enquiries in this regard.

## SALE TERMS

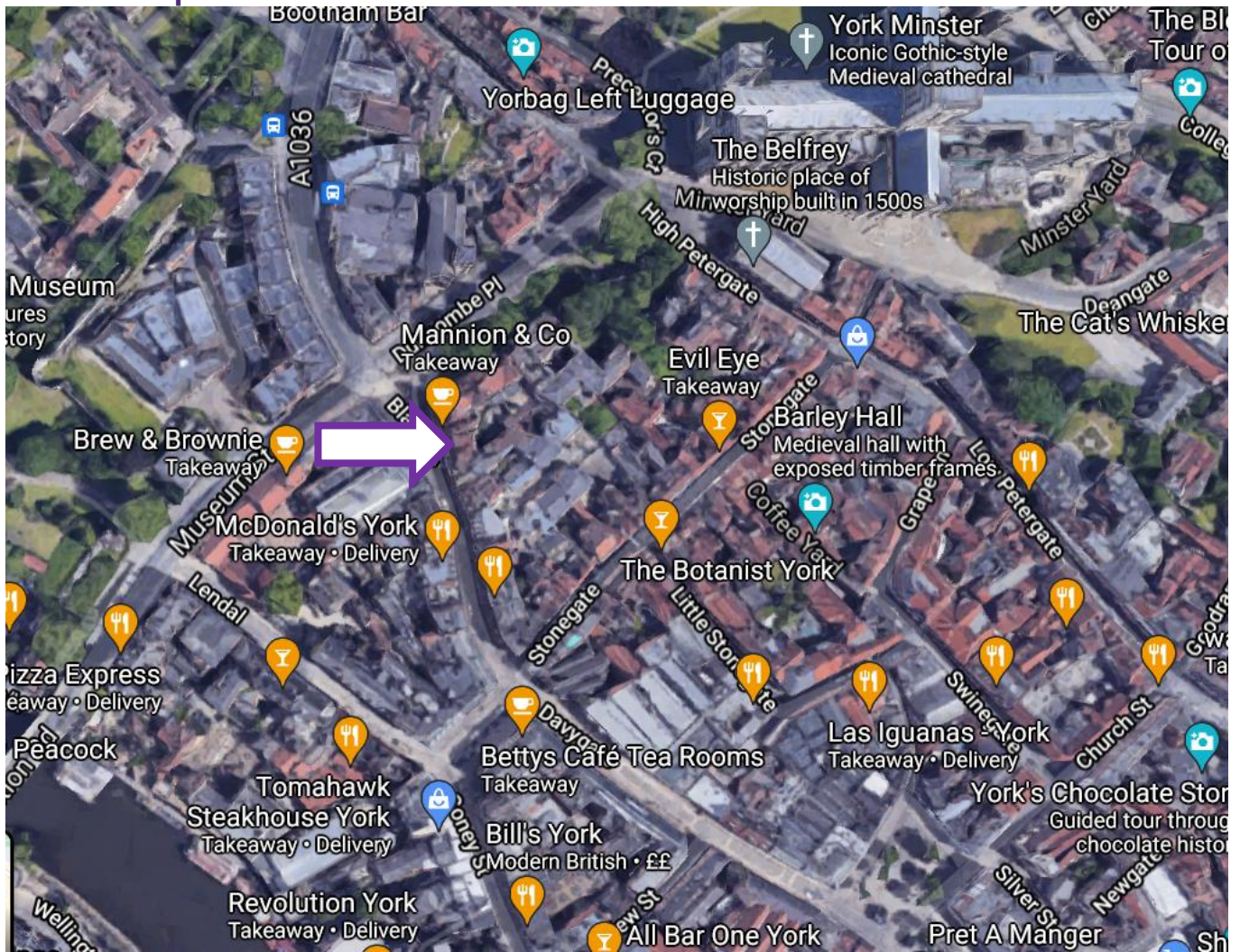
Offers in excess of £1m are invited for this valuable freehold asset.

(for indicative purposes only £1m reflects an approximate net initial yield of 7.11% assuming purchasers costs of 5.45%. £1.1m would reflect circa 6.46% net).

## VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929

## Location Map



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