

# York, City Centre

3 & 5 Blake Street YO1 8QJ

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk



## Part let Investment comprising 2 adjoining shops, one let to a clothes retailer and the other vacant 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
- Rental income of £30,000 per annum
- Offers invited in excess of £1m

**FOR SALE**  
**Vacant shop also available TO LET**

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 available for lease or sale. It was most recently used as a café but we believe it would lend itself to use for a number of businesses including retail, office, healthcare, leisure (subject to planning as appropriate) the property is 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 available with vacant possession.

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, office occupiers, healthcare services 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 rental on No5 equates to a Zone A figure of £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

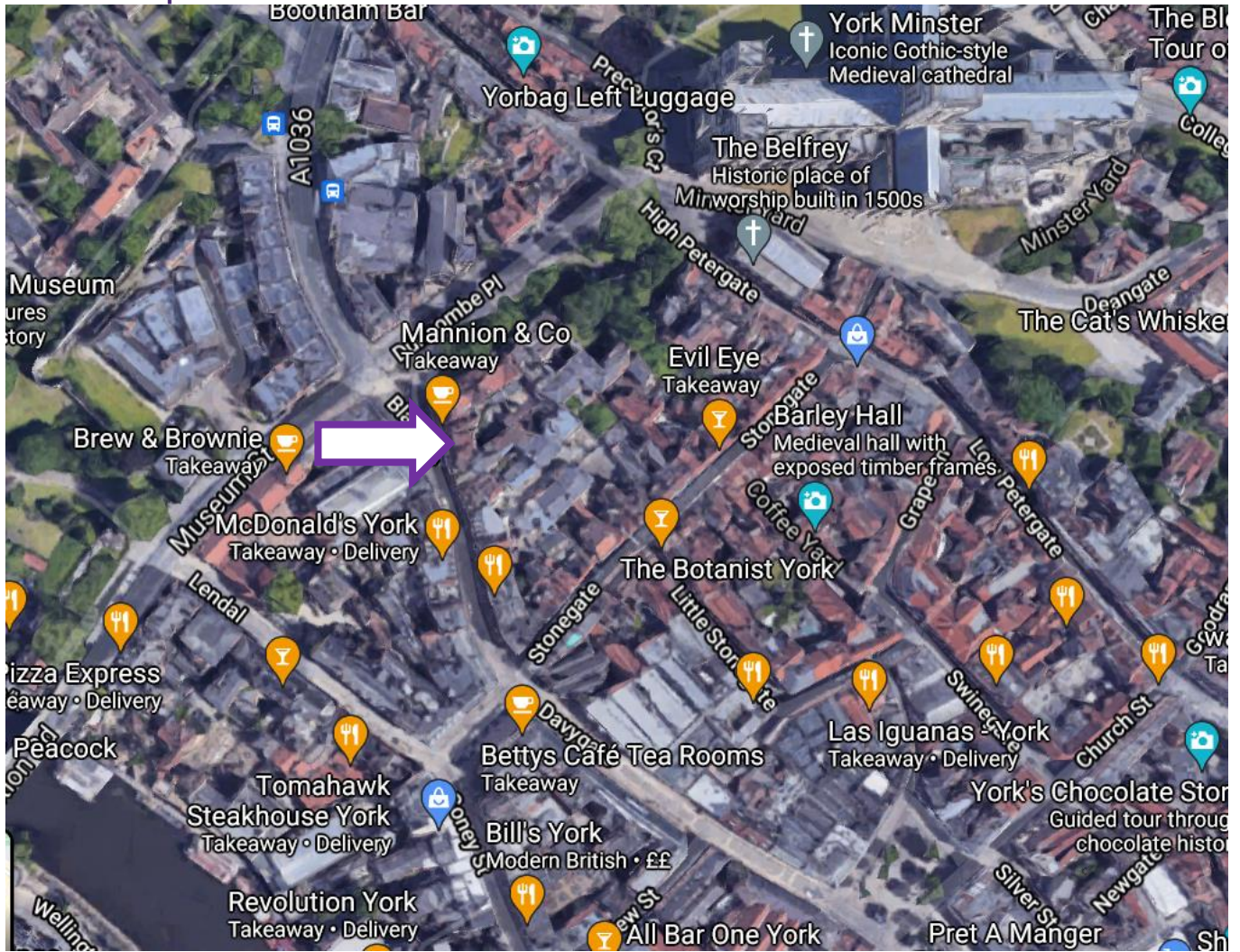
Offers in excess of £1m are invited for this valuable freehold asset.

No 3 Blake Street can also be offered at an asking rental of £45,000 per annum with other lease terms subject to discussion.

## 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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