

# GROUND FLOOR RETAIL UNIT

**McBeath**  
Property Consultancy

**01904 692929**  
[mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

**TO LET**



## 24 FOSSGATE, YORK, YO1 9TA

- ✓ **390 SQ.FT (36.23 SQ.M) GROUND FLOOR UNIT**
- ✓ **PROMINENT POSITION IN YORK CITY CENTRE**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **HIGH FOOTFALL LOCATION**
- ✓ **CAFES, RESTAURANTS, BARS & SHOPS ON THE STREET**

**McBeath Property Consultancy Ltd.**

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

## LOCATION

The property is located on Fossgate in York City Centre, a well-established retail destination within York city centre, positioned between The Shambles, Walmgate and the Piccadilly/Castle Gateway regeneration area. The street benefits from strong pedestrian footfall and an attractive mix of quality independent retailers, specialist shops and complementary food-and-beverage operators. Nearby occupiers on the street include Cosy Club, The Blue Bell, Ambiente Tapas, St Leonards Hospice & The Hop York.

The location is highly accessible, with frequent bus services nearby and York Railway Station within walking distance (0.7 miles). Several public car parks are also situated within close proximity.

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 subject property comprises a mid-terrace ground floor retail unit with character shop frontage. Internally the unit comprises an open plan sales area with wc and under-stair storage cupboard.

The unit was previously used as a cafe, some of the fittings still remain to the rear of the unit which could be utilised should a similar operator take the lease, alternatively these can be removed if not required. Bin store facilities are provided to the rear.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Net Internal Area of **390 sq.ft (36.23 sq.m)**. *Shop Depth 10.95m / Shop Width 3.97m.*

## TERMS

The unit is available to let by way of a new effective full repairing and insuring lease for a minimum term of 5 years at a rental of **£15,950 per annum exclusive**.

The tenant is responsible for maintenance, repair and decoration to the premises (including shop front) and a proportionate part of the annual building insurance premium paid in respect of the building of which the shop forms part.

## RATES

We understand the property is assessed as follows:-

Rateable Value: £10,750 (*increasing to £12,750 from 1<sup>st</sup> April 2026*).

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## SERVICES

The property has mains connection for electricity and drainage/water.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (96). A copy of the EPC is available on request.

Subject to Contract - Dec 25



## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: Tom Grimshaw

T: [01904 692929](tel:01904692929)

M: [07827 965146](tel:07827965146)

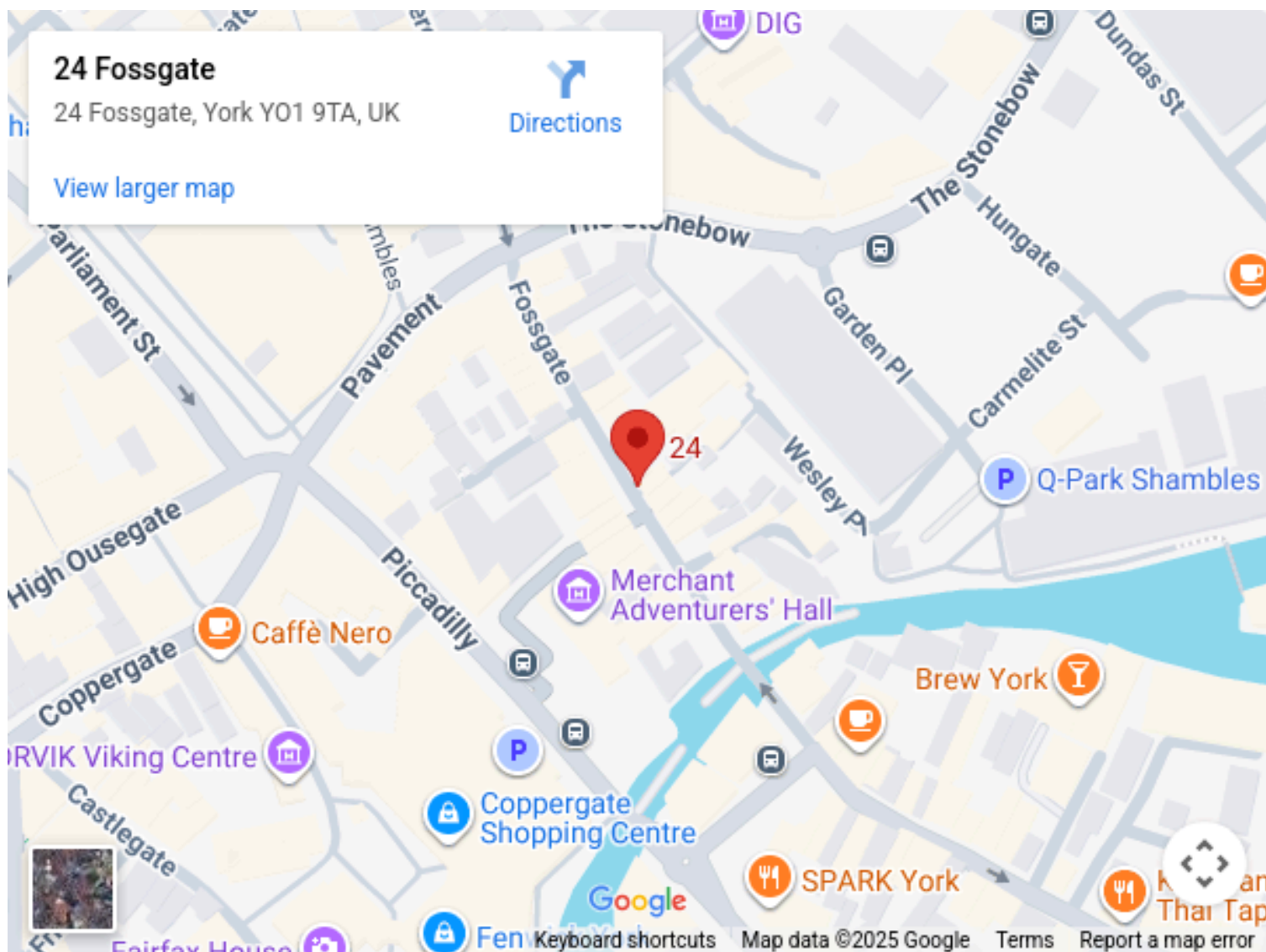
E: [tom@mcbeathproperty.co.uk](mailto:tom@mcbeathproperty.co.uk)

A: Andrew McBeath

T: [01904 692929](tel:01904692929)

M: [07725 416002](tel:07725416002)

E: [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)



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