



6 Clifford Street, York £16,000 Per Annum

Welcome to Clifford Street, York - This city centre retail unit is boasts a fantastic large double fronted display with a glazed door opening onto the busy Clifford Street, ensuring maximum visibility for your business.

Situated in close proximity to the prime shopping streets and various tourist attractions, this retail unit offers an opportunity to attract both locals and tourists alike. The versatile Use Class E designation allows for a variety of businesses.



DESCRIPTION

The property forms a well positioned retail unit with large double fronted display window onto the main thoroughfare through the city centre. The property also benefits from a good sized basement and toilet facilities.

The unit would be suitable for variety of occupiers within Use Class E (Commercial, Business and Service).

LOCATION

Situated on Clifford Street, the property benefits from significant levels of passing foot and vehicular traffic, forming part of the main vehicular thoroughfare through the city centre. The property is situated close to the prime shopping streets of High Ousegate, Spurriergate/Coney Street.

The area is popular with a wide range of national operators, including Prezzo and Sostrene Grene. There are also a number of popular tourist attractions within close proximity, including The York Dungeon, Clifford's Tower and York Castle Museum.

Car parking is available just a short walk from the property at Castle Car Park and St George's Field Car Park.

SERVICES

We understand that the property benefits from mains electricity, water and drainage.

TERMS

The property is available on a new 5-year lease at £16,000 per annum exclusive on effective full repairing and insuring terms. The tenant is to be responsible for all utility bills and business rates associated with the property.

A rent bond equivalent to 3 months rent is to be lodged with the landlord for the duration of the tenant's occupation.

LOCAL AUTHORITY

City of York Council.

RATING ASSESSMENT

Rateable Value: £12,250

Small business rates relief may be available. We would recommend that interested parties make enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of G 231.

VIEWINGS

Viewings strictly by appointment with the sole letting agent - Stephenson's Estate Agents (01904 625 533).

COSTS

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

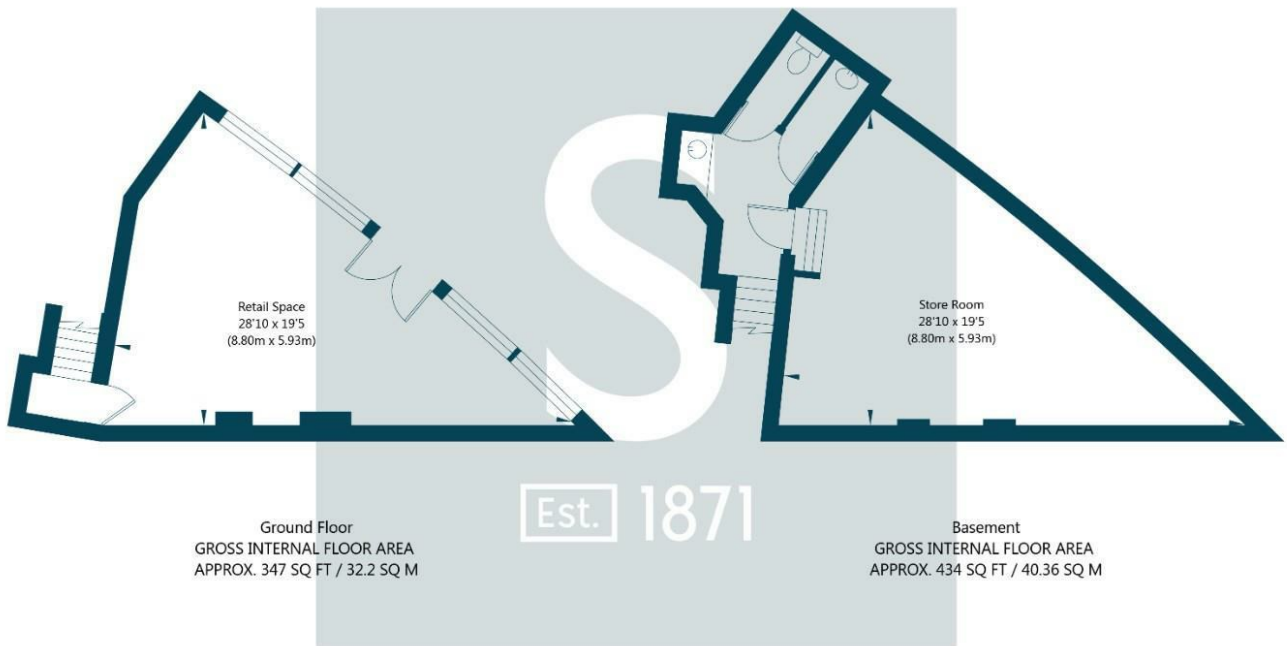
VALUE ADDED TAX

All figures stated are exclusive of VAT.

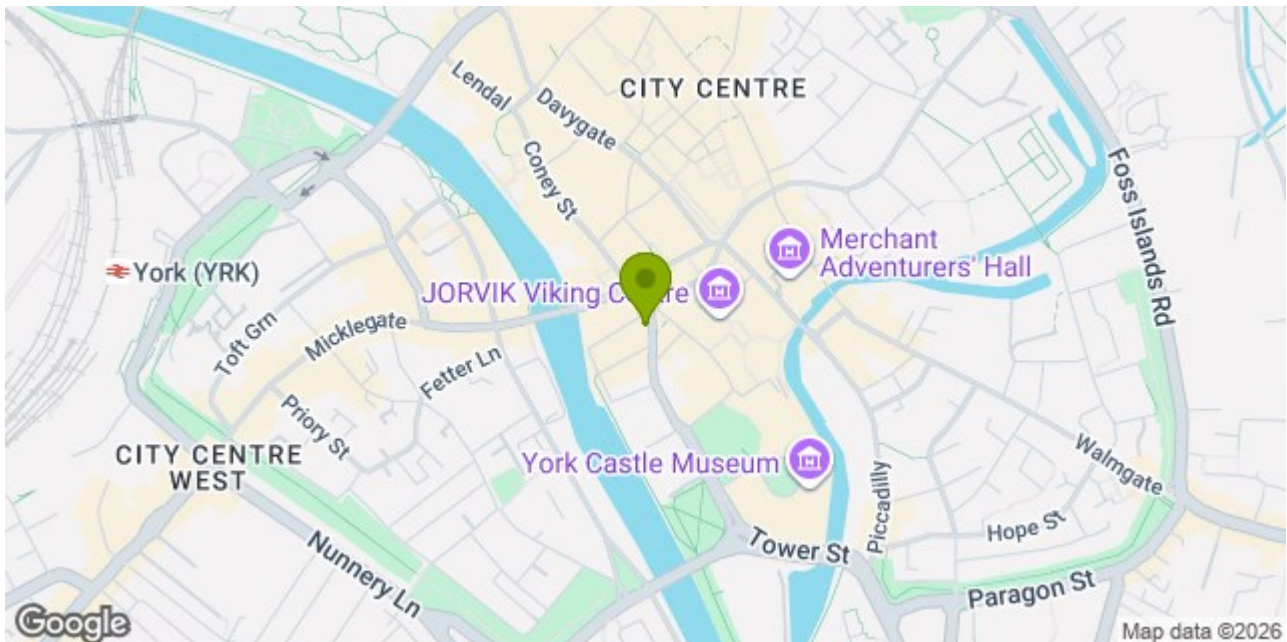
DATE PREPARED

August 2024

6 Clifford Street, York, YO1 9RD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 781 SQ FT / 72.56 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

