



12a Gillygate, York, YO31 7EQ

£10,000 Per Annum

Stephensons
commercial

S

Est. 1871

Gillygate,
York YO31 7EQ

£10,000 Per Annum

- An affordable retail property suitable for a variety of occupiers (Use Class E).
- Excellent double fronted display with glazed door onto Gillygate.
- Located on Gillygate, which forms part of the York Inner Ring Road and is within close proximity to the city centre and many tourist attractions.
- Net Internal Area - 20.78 sq.m (224 sq.ft).

DESCRIPTION

The property forms a compact retail unit with double fronted display window and entrance onto Gillygate. The property also benefits from a staff kitchenette and w/c to the rear.

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

LOCATION

Situated on Gillygate, the property benefits from significant levels of passing foot and vehicular traffic, with Union Terrace Coach and Car Park located to the north east and the city centre to the south west. York Minster, Bar Walls and several tourist attractions are only a short distance from the property.

The area is popular with a wide range of commercial operators, including national retailers such as Tesco Express and Cohens Chemist, plus a variety of more local occupiers, including hair and beauty salons, cafes and restaurants.





SERVICES

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

TERMS

The property is available on a new 3-year lease at £10,000 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: £8,500*

*the ingoing tenant may be eligible for full small business rates relief. We would recommend that interested parties make enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 78. A full copy of the certificate is available upon request.

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. We are advised that the property is not currently elected to tax.

DATE PREPARED

Photos taken October 2023.

Partners:

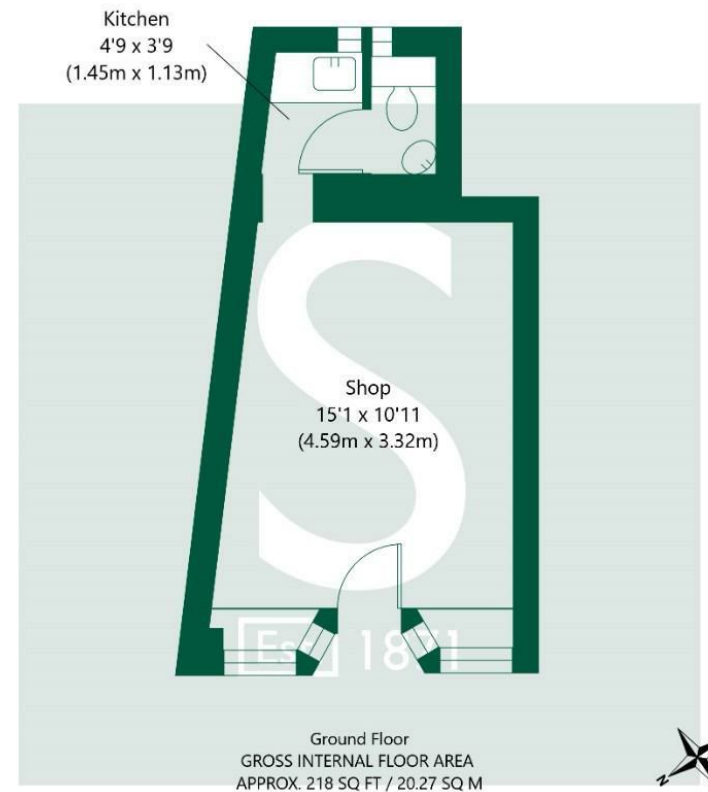
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 218 SQ FT / 20.27 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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