

SHOP TO LET

YORK

4 FEASEGATE

Description

The subject property occupies an extremely central location in the heart of York City Centre. **Patisserie Valerie, Hotter Shoes, Shuropody** and **Costa** are located on Feasegate.

Nearby prime Spurrergate and Parliament Street host **Zara, H&M, The Disney Store** and **M&S** all within close proximity.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground, basement, first and second floors and comprise the following approximate net internal floor areas:

Ground Floor Sales	245 sq. ft.	(22.76 sq. m)
Basement	225 sq. ft.	(20.90 sq. m)
First Floor Sales	165 sq. ft.	(15.33 sq. m)
Second Floor Ancillary	160 sq. ft.	(14.86 sq. m)

Lease

The unit is offered on a new 10 year effectively full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Rent

£24,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£16,750
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D77. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 10/09/2018
Created By: Green and Partners

