

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

## ACCOMMODATION

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

<b>Ground Floor Sales</b>	245 sq. ft.	(22.76 sq. m)
<b>Basement</b>	225 sq. ft.	(20.90 sq. m)
<b>First Floor Sales</b>	165 sq. ft.	(15.33 sq. m)
<b>Second Floor Ancillary</b>	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:

<b>Rateable Value:</b>	£16,750.00
<b>Rates Payable (19/20):</b>	£8,224.25

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local 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

**Olly Gardner** 020 7659 4825  
olly.gardner@greenpartners.co.uk

*Subject To Contract*

020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.  
Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326730

Misrepresentation Act: These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessee should satisfy themselves as to the correctness. Neither the agent, vendors or lessors are to be or become under any liability or claim in respect of the particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office.



50 metres

Experian Goad Plan Created: 10/09/2018

Created By: Green and Partners



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011