

For Sale

Freehold



**5 Monkgate & 1/7 Lord Mayor's
Walk, York, YO31 7HB**

**Of Interest to Owner Occupiers, Investors
& Developers**

LAWRENCE HANNAH

PROPERTY & CONSTRUCTION CONSULTANTS

39 Blossom Street
YORK YO24 1AQ

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E: info@lh-property.com
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Regulated by RICS

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Location

The premises occupy a highly visible position at the immediate junction of Monkgate and Lord Mayor's Walk adjacent to the city walls at Monkgate Bar. Lord Mayor's Walk forms part of the York Inner City Ring Road. Monkgate connects directly with Goodramgate and the prime retail core of the ancient city of York.

Please see location plan.

Description

The premises comprise a mid 19th Century Grade II listed 3 storey property with brick elevation with a hipped slate covered roof. The ground floor accommodation is currently used as retail and storage with a series of shop front to the Monkgate and Lord Mayor's Walk elevations. The first floor is currently used for a mixture of storage/office and showroom accommodation with further storage at 2nd floor level. Access to the rear of the property is via an archway service road off Monkgate.

Accommodation

The accommodation provides the following approximate net internal areas (NIA):-

Ground Floor

Sales	107.65 sq m	1,159 sq ft
Storage	21.42 sq m	230 sq ft
WC area	8.40 sq m	90 sq ft
Sub-total	137.47 sq m	1,479 sq ft

First Floor

Stores	32.13 sq m	346 sq ft
Offices	18.03 sq m	194 sq ft
Showroom	28.80 sq m	310 sq ft
WC	4.72 sq m	50 sq ft
Sub-total	83.68 sq m	900 sq ft

Second Floor

Stores	26.40 sq ft	607 sq ft
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TOTAL 277.55 SQ M 2,987 SQ FT

Interested parties must however satisfy themselves as to the floor areas of the subject property.

Existing floor plans are attached for reference.

Tenure

The premises are offered freehold with full vacant possession.

Planning

Planning permission has been approved for the conversion of part 1st floor and second floor of 5 Monkgate and 1 Lord Mayor's Walk to 2 N^o flats and the erection of first floor rear extension to 3-7 Lord Mayor's Walk for retail use. Reference 15/00721/FUL. Details are attached.

In addition to the attached planning drawings further potential proposal plans are attached.

A full set of planning drawings including elevations are available upon request.

Services

Mains gas, electric and water.

Rates

We have been informed that the properties have been assessed as follows:-

Description:	Shop and Premises
Rateable Value:	£18,000

Interested parties are advised to make their own enquiries with the Business Rates Department of City of York Council, telephone (01904) 613 161.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.

Lawrence Hannah for themselves and for the vendors or lessor of this property for whom they act, give notice that - i) these particulars are a general outline only, for the guidance prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Lawrence Hannah cannot guarantee the accuracy of any description, dimension references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, iii) rents quoted in these particulars may be subject to VAT in addition; iv) Lawrence Hannah will not be liable, negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Lawrence Hannah has any authority to make or give any representation or warranty or enter into a contract whatever in relation to the property.



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Legal Costs

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

Proposals

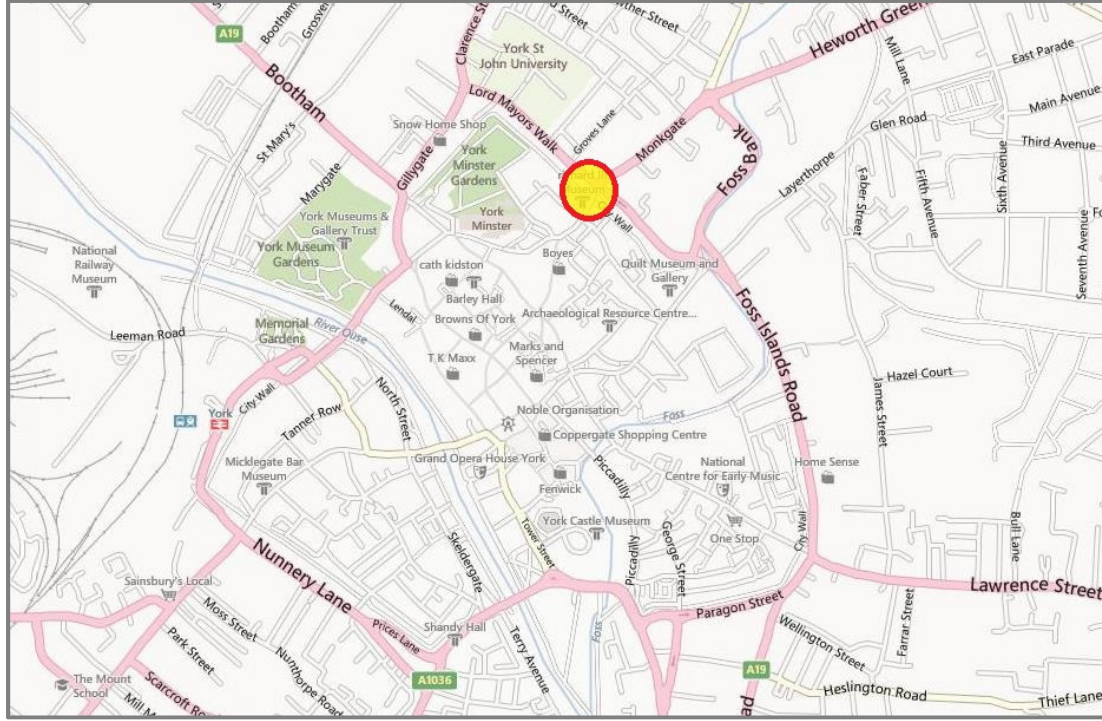
Offers are sought for the freehold interest principally on an unconditional basis.

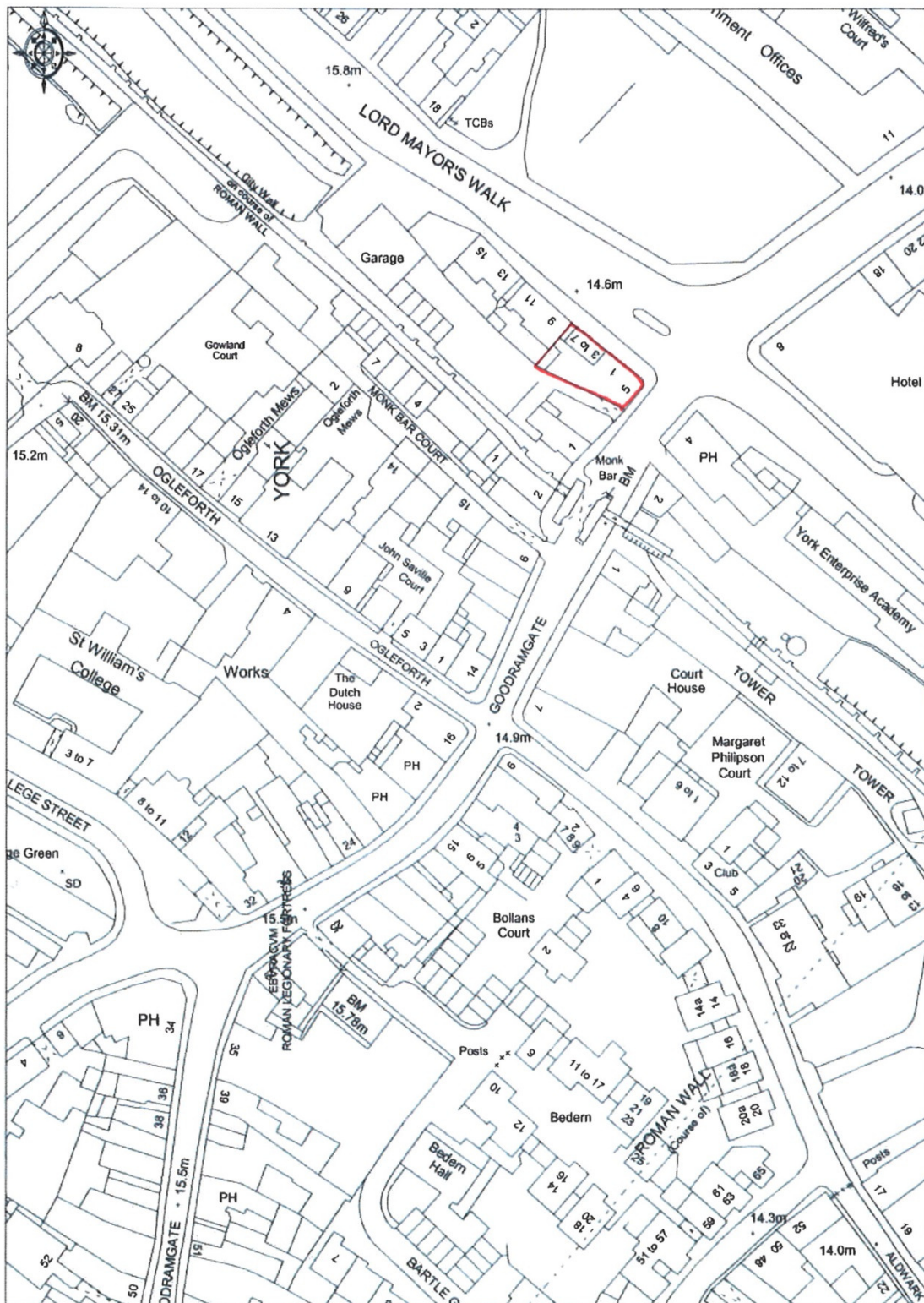
N.B. Full Title documents are currently awaited.

Further Information / Viewing

Please contact Miles Lawrence on
(01904) 659 800 / milesl@lh-property.com

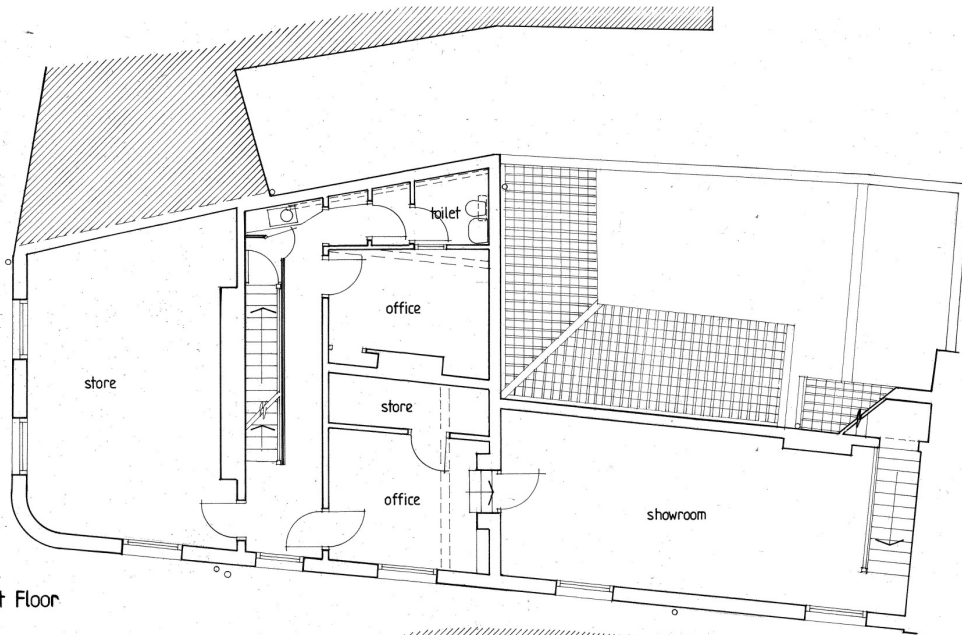




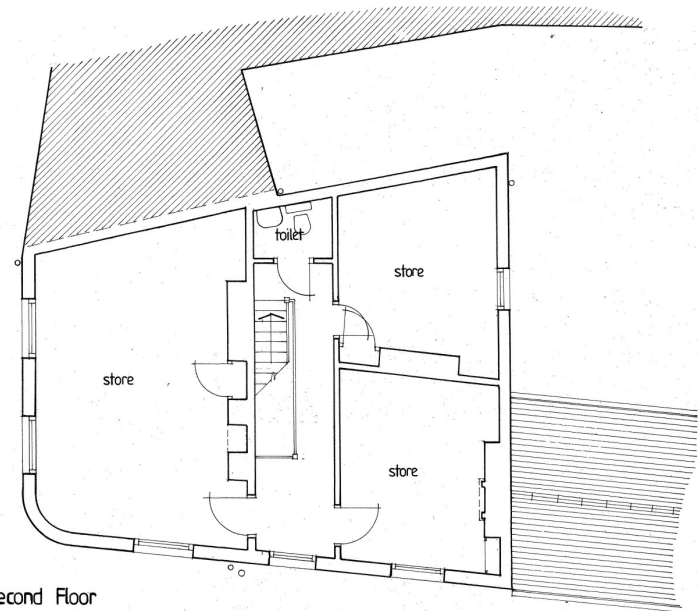


Ordnance Survey

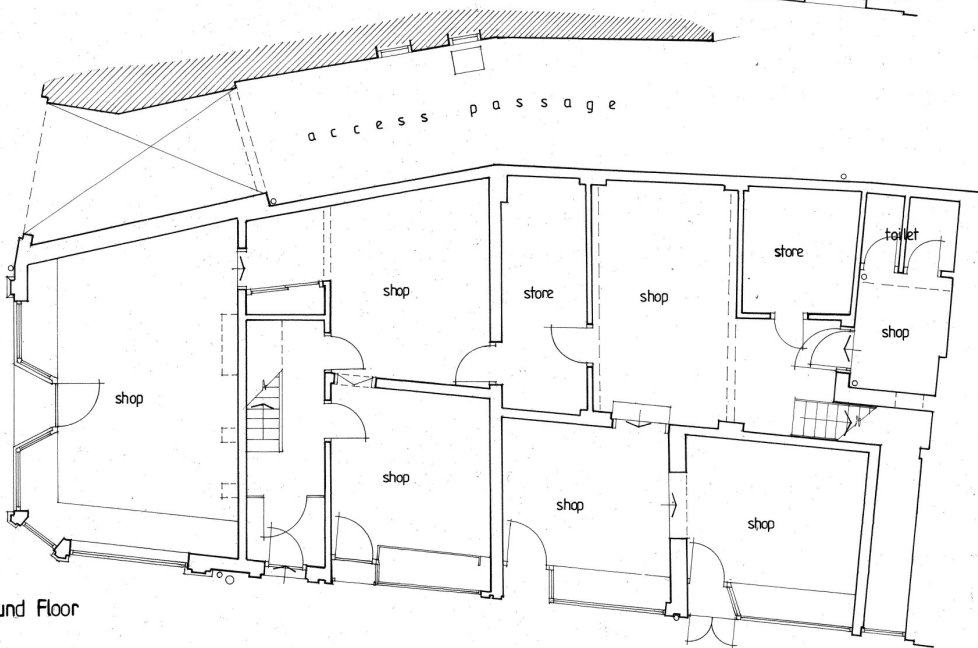
© Crown copyright 2004. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250. Plotted Scale - 1:1250



First Floor



Second Floor



Ground Floor

Revisions

clients Bulmers Selling Service	
job 5 Monkgate & 1/7 Lord Mayor's Walk, York	
drawing Plans As Existing	
scale 1 : 50	date June 2010
diag no. 746/1	drawn by MT
Mark Tobert RIBA Chartered Architect 22 Broadway Walk, York, YO1 6J (01904)620327	

MT



Approve Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

To:

Mark Tabert
22 Broadway West
York
YO10 4JJ

Application at: Bulmers Selling Services 1 - 7 Lord Mayors Walk
York YO31 7HB

For: Conversion of part first floor and second floor of 5
Monkgate and 1 Lord Mayors Walk to 2no. flats
(C3 use) and erection of first floor rear extension
to 3-7 Lord Mayors Walk for retail use
(resubmission)

By: Bulmers Selling Services,

Application Ref No: 15/00721/FUL

Application Received on: 24 April 2015

CONDITIONS OF APPROVAL:

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Received 31 March 2015;

Dwg No: 746/B1 (Block Plan)

15/00721/FUL

Dwg No: 746/6 (Elevations (1) as Proposed
Dwg No: 746/7A (Elevations (2) as Proposed
Dwg No: 746/4B (Plans (1) as Proposed
Dwg No: 746/5B (Plans (2) as Proposed
Dwg No: 746/12 (Details (5) - S DD, EE Window & Eaves Details

Received May 2015;

Dwg No: 746/8 (Details (1) - Plans)

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 The glazing to all habitable rooms overlooking Monkgate and Lord Mayor's Walk shall be provided with a sound reduction index of at least 34dB R_{Tra}. Before the use hereby approved is constructed and occupied, details of the treatment of the windows to achieve this standard, shall be submitted for the written approval of the Local Planning Authority, and thereafter implemented and retained in accordance with the approved details.

Reason: To ensure the amenity of the occupiers of the dwelling are not affected by noise from traffic and other activities and any required details would not harm the special character of the listed building.

4 Acoustically treated trickle vents to all openable window in habitable rooms overlooking Monkgate and/or Lord Mayor's Walk shall be provided with a weighted normalised level difference of at least 42 dB D_{n,w}

Reason: To ensure the amenity of the occupiers of the dwelling are not affected by noise from traffic and other activities.

5 The ceiling to the second floor shall be constructed with two layers of dense plasterboard fixed to the rafters/trusses with a 100mm dense sound absorbing layer above (e.g. 10kg/m³ mineral wool insulation).

Reason: To ensure the amenity of the occupiers of the dwelling are not affected by noise from traffic and other activities.

Advisory Note :

To prevent noise from existing adjoining retail units adversely affecting the proposed new residential units, additional works may be required to the properties. Any such work should be carried out in accordance with the requirements of the Building Regulations Approved Document E 'Resistance to the passage of sound, 2003, for airborne and impact sound insulation.

6 The location and details for all external flues and vent covers shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

Reason: So that the Local Planning Authority may be satisfied with these details.

7 The 2 No. new windows to the access passage elevation shall be obscure glazed to a minimum standard of Pilkington Level 3 (or the equivalent standard) and shall be thus maintained.

Reason: To prevent undue overlooking and loss of amenity to neighbouring residents.

Date: 19 June 2015



M. Slater
Assistant Director (Development Services,
Planning and Regeneration)

FOR RIGHTS OF APPEAL, SEE OVERLEAF

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- the use of conditions

2. AIR QUALITY

The applicant is advised that the development site falls within City of York Council's Air Quality Management Area (AQMA) where breaches of health based standards for nitrogen dioxide have been recorded in previous years. Since the previous approval in 2011, air quality has improved in this area and it is no longer considered that non-opening windows or mechanical ventilation

are required to make the development acceptable in air quality terms. However, to reduce exposure of future residents to traffic fumes it is recommended that a ventilation system for habitable rooms (bedrooms/living areas) facing Lord Mayors Walk to the first floor is considered. The ventilation system should provide continuous mechanical supply and extract (with heat recovery) away from Lord Mayors Walk. This type of system does not rely on openable windows. Other ventilation systems, including basic mechanical extract, still rely on windows for background ventilation (i.e. trickle vents) and thus would not be recommended in this location. The developer may wish to seek further advice from CYC Building Control on this matter.

Appeals to the Secretary of State

- . If you are aggrieved by the decision of the City Council to attach conditions to the grant of planning permission, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within SIX months of the date of this. You must use a form which you can get from The Planning Inspectorate, at 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (tel: 0117 372 8000) or which can be downloaded from their web site (www.planning-inspectorate.gov.uk).

- . The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- . The Secretary of State need not consider an appeal if it seems to him that the City Council could not have granted planning permission for the proposed development, or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order.
- . In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

Purchase Notices

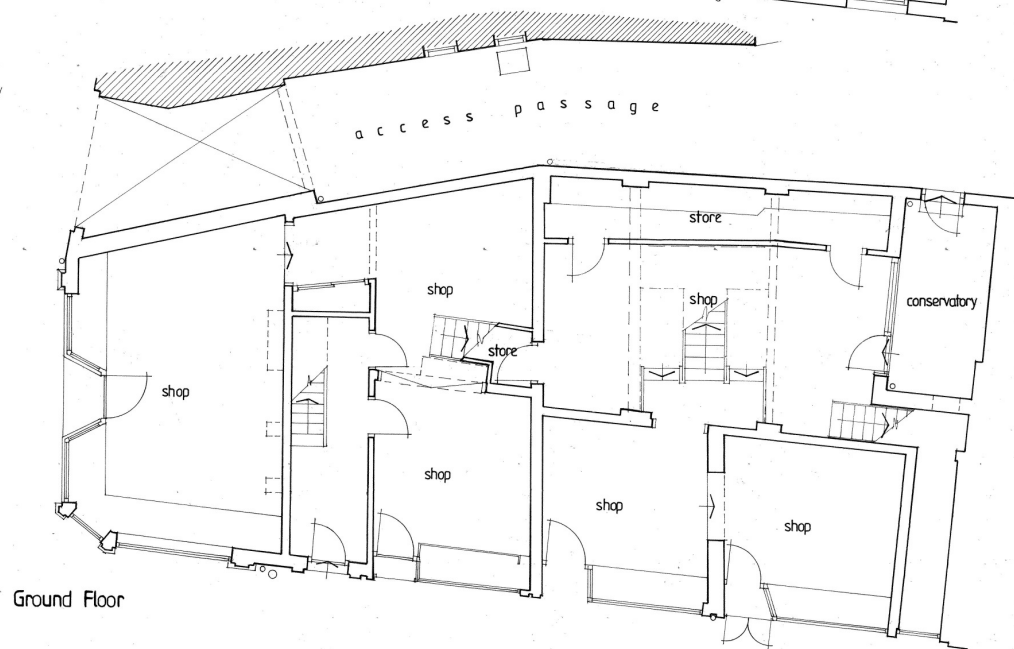
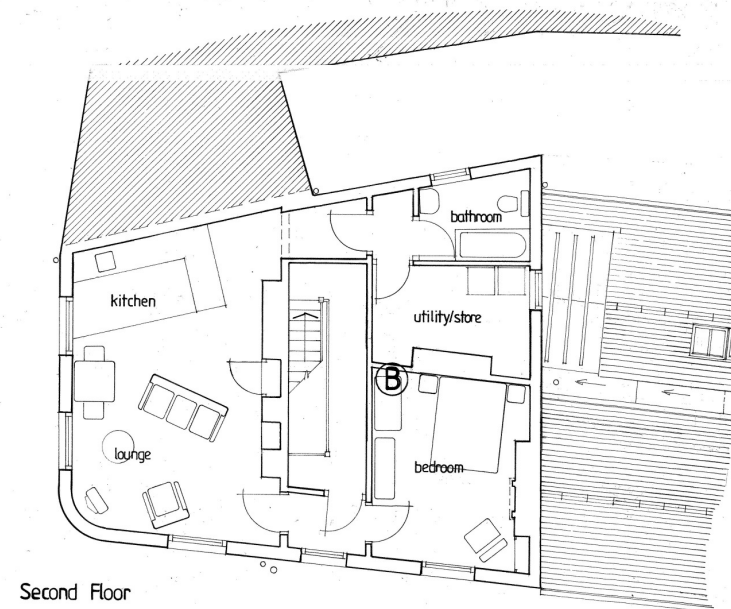
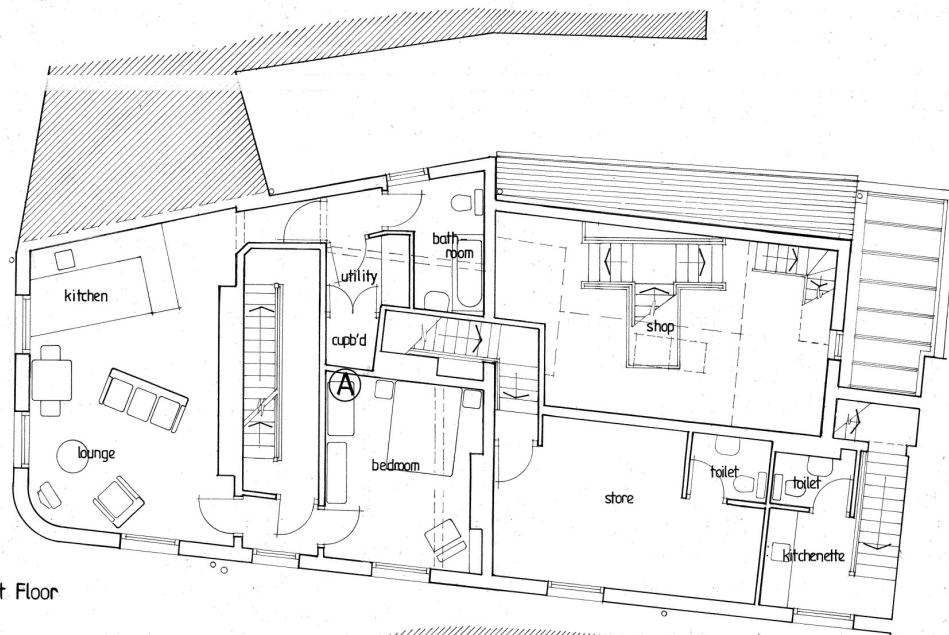
- . If either the City Council or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- . In these circumstances, the owner may serve a purchase notice on the City Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- . In certain circumstances, compensation may be claimed from the City Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- . These circumstances are set out in Section 120 and related provisions of the Town and Country Planning Act 1990.

Note

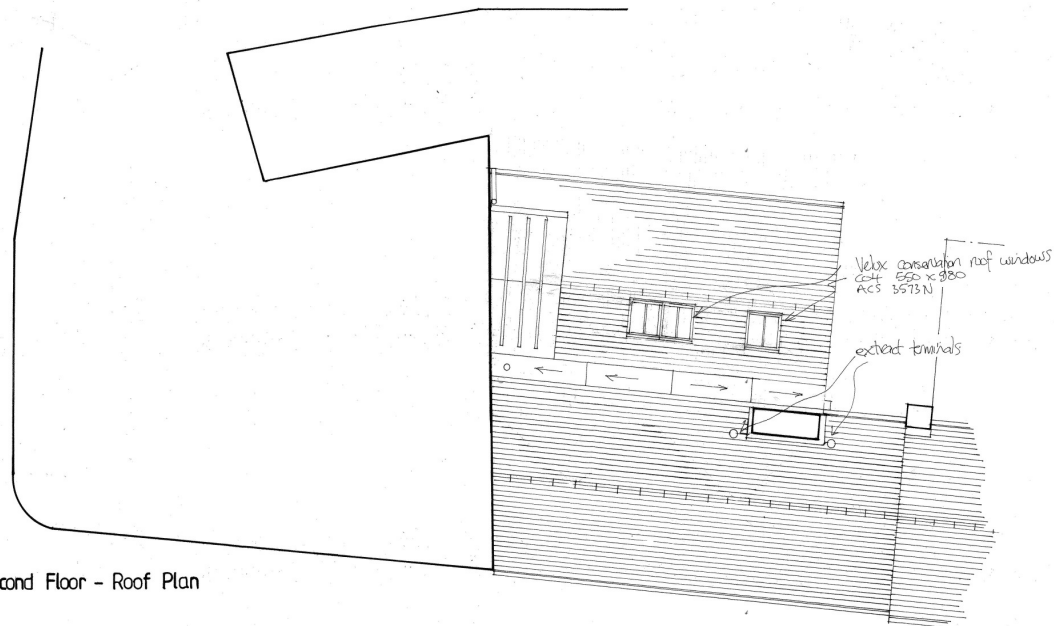
This permission does not absolve you from the need to obtain approval under the Building Regulations, or to obtain approval under any other Bye-Laws, Local Acts, Orders, Regulations and statutory provision in force, and no part of the proposed development should be commenced until such further approval has been obtained.



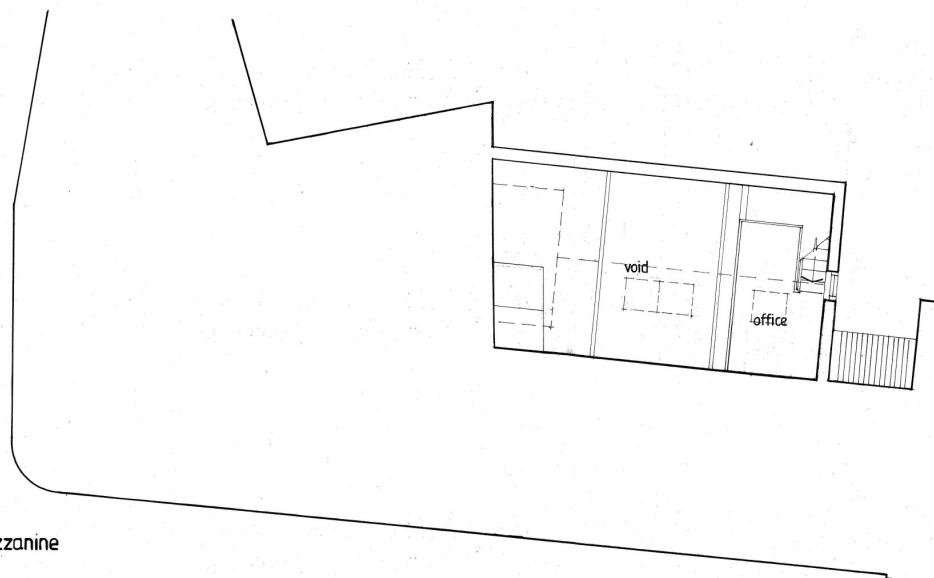
Revisions
 A 17.12.2010 alterations
 B 15.9.2011 "

clients Bulmers Selling Service	
job 5 Monkgate & 1/7 Lord Mayor's Walk, York	
drawing Plans(1) As Proposed	
scale 1 : 50	date June 2010
drawing no 746/14 B	drawn by MJT
Mark Tobert RIBA Chartered Architect 22 Broadway Walk, York, YO10 4JJ (01904)620127	

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Second Floor - Roof Plan

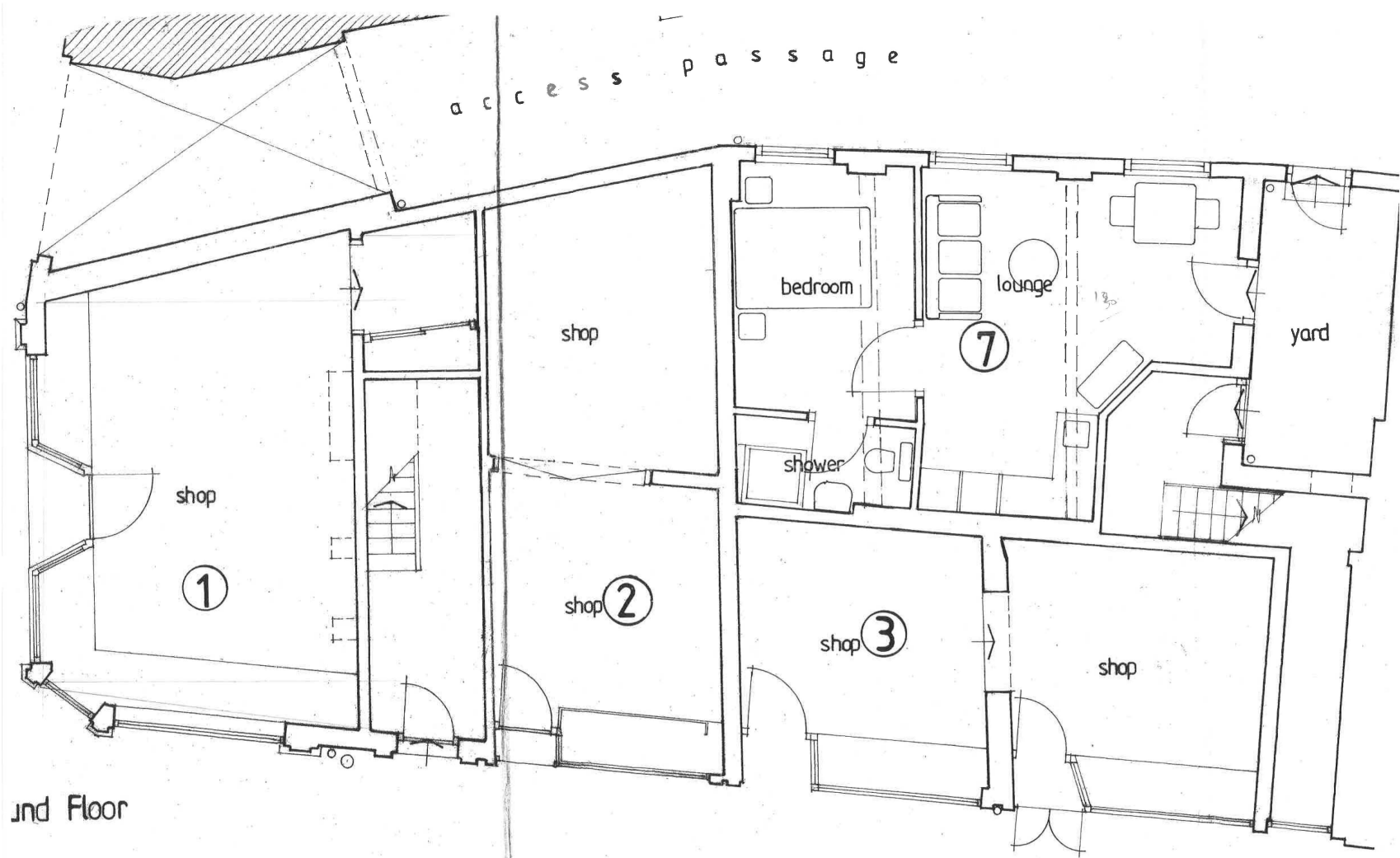


Mezzanine

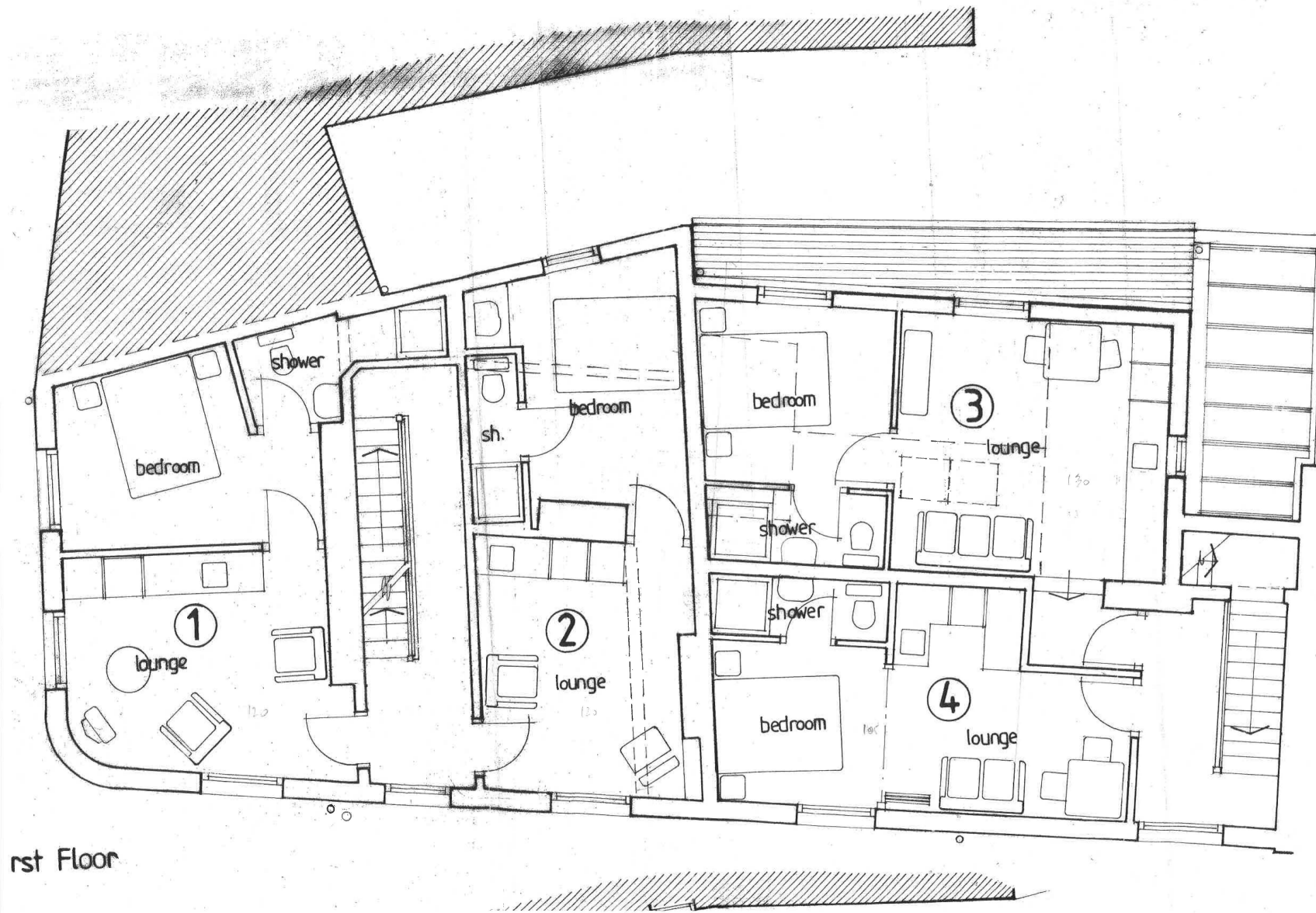
Revisions
 A 17.12.2010 Architects
 B 15.9.2011

clients Bulmers Selling Service	
job 5 Monkgate & 1/7 Lord Mayor's Walk, York	
drawing Plans(2) As Proposed	
scale 1:50	date June 2010
dra. no. 746/5 B	drawn by MJT
Mark Tolbert RIBA Chartered Architect 22 Broadway West, York, YO8 4UJ (01904)62 0127	

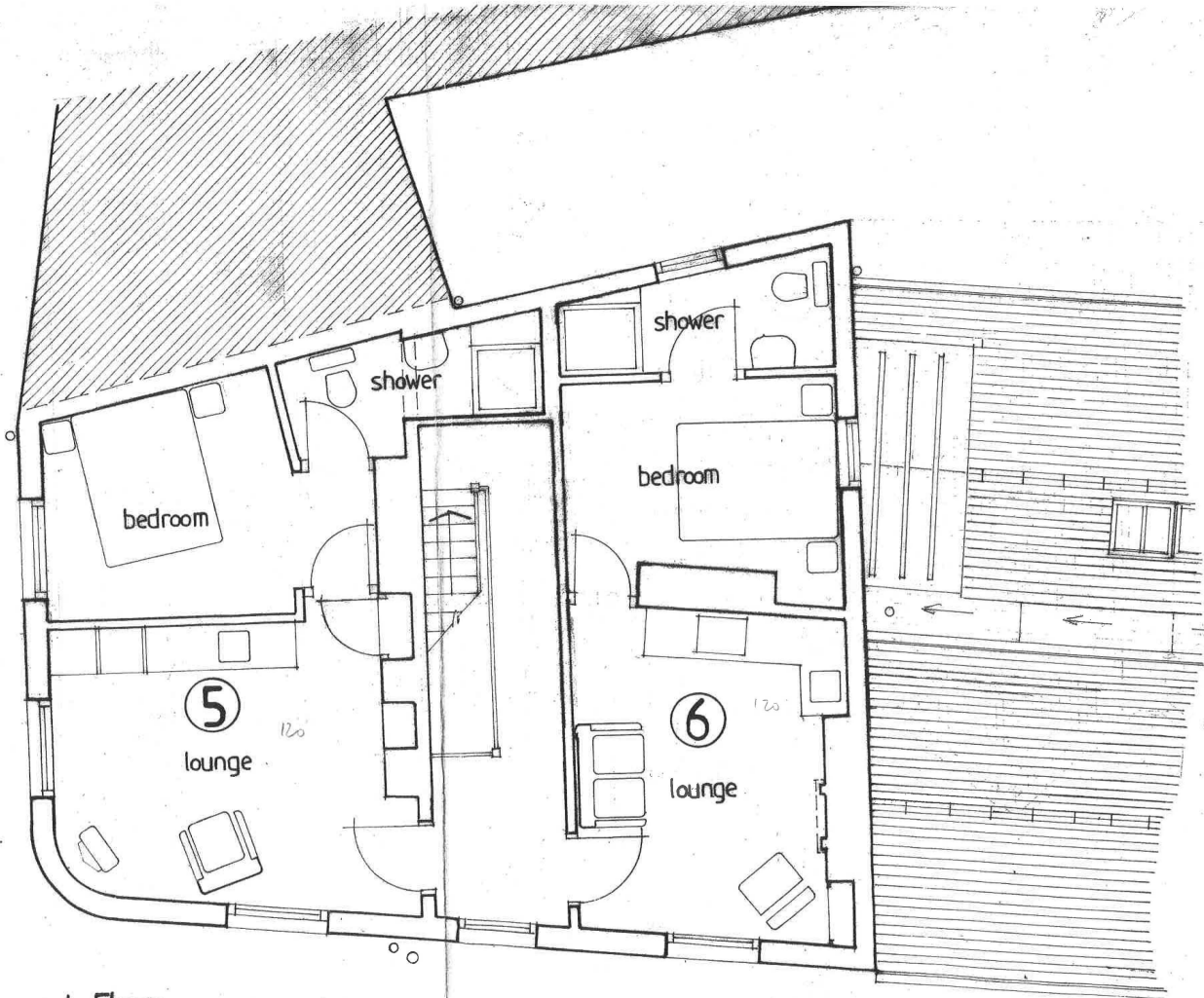
MT



nd Floor



rst Floor



Second Floor