

78-80, Gillygate, York, YO31 7EQ



Retail unit in prominent trading position on Gillygate

- Suitable for continued Cafe'/Delicatessen use or other uses
- Prominent position in established trading position on Gillygate
- Walking distance to York City Centre and all amenities

Retail

TO LET

603 sq ft

(56.02 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

Summary

Available Size	603 sq ft
Rent	£18,000 per annum
Rateable Value	£16,500 A new tenant will be eligible for the Retail Business Rate Discount of 75% reduction for the year 2023-2024 subject to status. Interested parties are advised to contact their local rating authority York City Council 01904 551550.
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

The property comprises a self-contained retail unit of a brick built, mid-terrace property under a pitched tiled roof. The accommodation includes a self-contained front and rear sales area and rear working kitchen with WC facilities.

Location

The subject property is situated outside the city walls close to the centre of York on Gillygate which is the A1036, providing access to the York St John University and ring road of York.

The subject property is located close to the junction with The Lord Mayor's walk (A1036) and Clarence Street (B1363) and as such is very well located for the centre and would be classed as a prominent secondary trading position for retailers.

York is an important and historical principal commercial centre in the North of England, located 22 miles north-east of Leeds, 20 miles east of Harrogate and 12 miles east of the A1(M) motorway.

It is widely acknowledged as being one of Europe's most attractive cities and principal tourist destinations, able to boast a number of major companies including Nestle, Aviva, CPP and Shepherd Building Group.

Accommodation

The accommodation comprises the following areas:

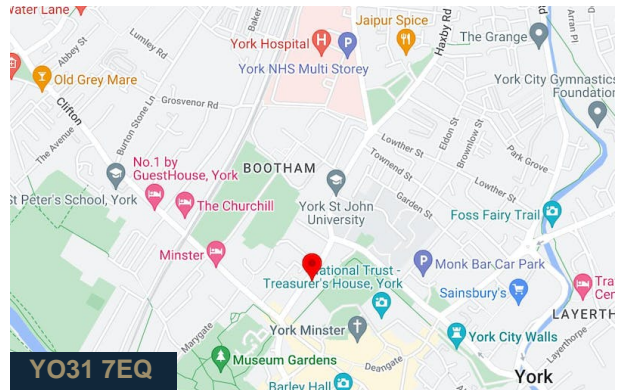
Name	sq ft	sq m	Availability
Ground - Floor Sales, kitchen and store	603	56.02	Available
Total	603	56.02	

Viewings

Please contact our offices on 01423 437313 or email us at info@montpellierproperty.com and we will arrange a viewing at your convenience.

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed or an assignment of the existing lease due to expire on 28/06/27.



Viewing & Further Information

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