



Sanderson
Weatherall

YORK 15 HIGH OUSEGATE PRIME RETAIL UNIT FOR SALE (Reduced Price)



15 High Ousegate, York, YO1 8RZ

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Prime retail unit for sale in a busy pedestrian location

Numerous multiple retailers nearby including M&S, Levis, Lakeland, Urban Outfitters, Fat Face etc

Offers potential for further development STP

Freehold for sale with vacant possession.

Offers in excess of **£700,000** are invited

Location

The property is located on the prime pedestrian street of High Ousegate in the middle of the City of York. The street links Spurriergate and Coney Street with Parliament Street and the Coppergate Shopping Centre.

Barclays Bank are immediately adjacent with Levis and Ann Summer opposite. Others in the immediate vicinity include Marks & Spencer, Urban Outfitters, Nando's, Fat Face, Lakeland etc.

Description

The property provides sales accommodation at ground floor with staff and storage at first, second and third floors. A small alley at the side also allows access to side door of the property.

Accommodation

The property provides the following approximate areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor Sales	113.71	1,224
First Floor Ancillary	73.86	795
Second Floor Ancillary	43.48	468
Third Floor Ancillary	38.00	409

Freehold Sale

The property is offered for sale on a freehold basis with vacant possession. Offers in excess of **£700,000** (Seven Hundred Thousand Pounds) exclusive of Vat are invited.

Rateable Value

As from the 1 April 2023 the rateable value is £50,500. Interested parties should make their own enquiries with the local rating authority.

VAT

Vat, if applicable, will be charged at the standard rate.

Energy Performance Certificate

The property has an EPC rating of E112. A full copy of the EPC is available for inspection if required.



50 metres

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Viewings are strictly by appointment with the sole agents

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