



## 6 Aldwark Mews, York, YO1 7PJ £16,000 Per Annum

Located on the corner of St Saviour's Place, Aldwark and Peasholme Green, York, this property presents an exceptional opportunity for business owners seeking a retail unit with strong foot and vehicular traffic but also having excellent transport links.

The property benefits from a flexible layout, currently designed for office and/or treatment type use, but could be easily adapted for open plan use, subject to the necessary consents. The unit is suitable for a variety of uses within Use Class E.

Net Internal Sales Area 53.38 sq.m (575 sq.ft). Gross Internal Area 65.54 sq.m (705 sq.ft)

## DESCRIPTION

The property forms a well positioned retail unit with large double fronted display window onto an important route into the city centre. The unit is currently laid out to provide three separate areas, currently utilised as a reception and two treatment rooms, however the property could easily provide a single open plan trading area, subject to the necessary consents. To the rear is a staff kitchenette and toilet facility.

The wider three-storey building is Grade II listed and is understood to date back to 1826.

The unit would be suitable for variety of occupiers within Use Class E (Commercial, Business and Service).

## LOCATION

Situated on the corner of St Saviours Place, Aldwark and Peasholme Green, the property benefits from good visibility, footfall and traffic movements alike.

Peasholme Green forms an important route into the city centre from the inner ring road (A1036) to the north-east, from the Layerthorpe/Foss Islands area. Peasholme Green connects directly into The Stonebow, to the south-west. Nearby occupiers include the likes of Hiscox, The Moxy Hotel, DEFRA, Arras and The Black Swan public house.

## SERVICES

We understand that the property benefits from mains electricity, water and drainage.

## TERMS

The property is available on a new lease (term to be agreed) at £16,000 per annum exclusive on internal repairing and insuring basis. The tenant is to be responsible for all utility bills and business rates associated with the property.

A rent bond equivalent to 3 months rent is to be lodged with the landlord for the duration of the tenant's occupation

## LOCAL AUTHORITY

City of York Council.

## RATING ASSESSMENT

Rateable Value: £9,600\*

\*the ingoing tenant may be eligible for full small business rates relief. We would recommend that interested parties make enquiries with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of E 118. A full copy of the certificate is available upon request.

## VIEWINGS

Viewings strictly by appointment with the sole letting agent - Stephenson's Estate Agents (01904 625 533)

## COSTS

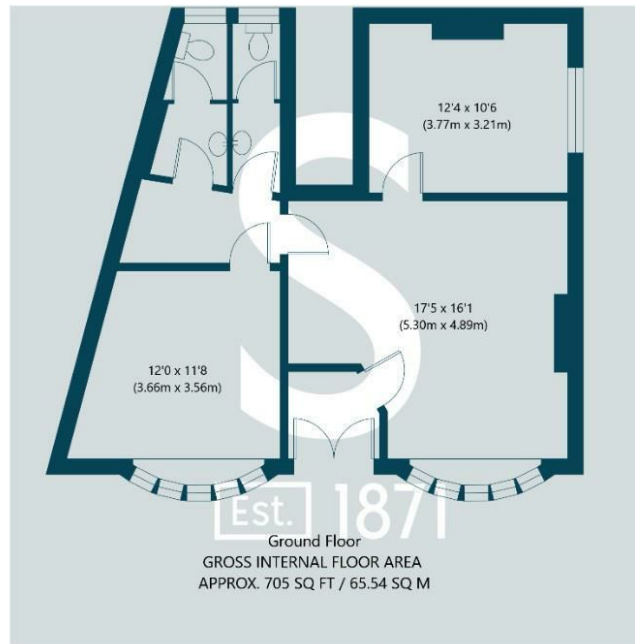
Each party is to be responsible for their own legal costs incurred in connection to the transaction.

## VALUE ADDED TAX

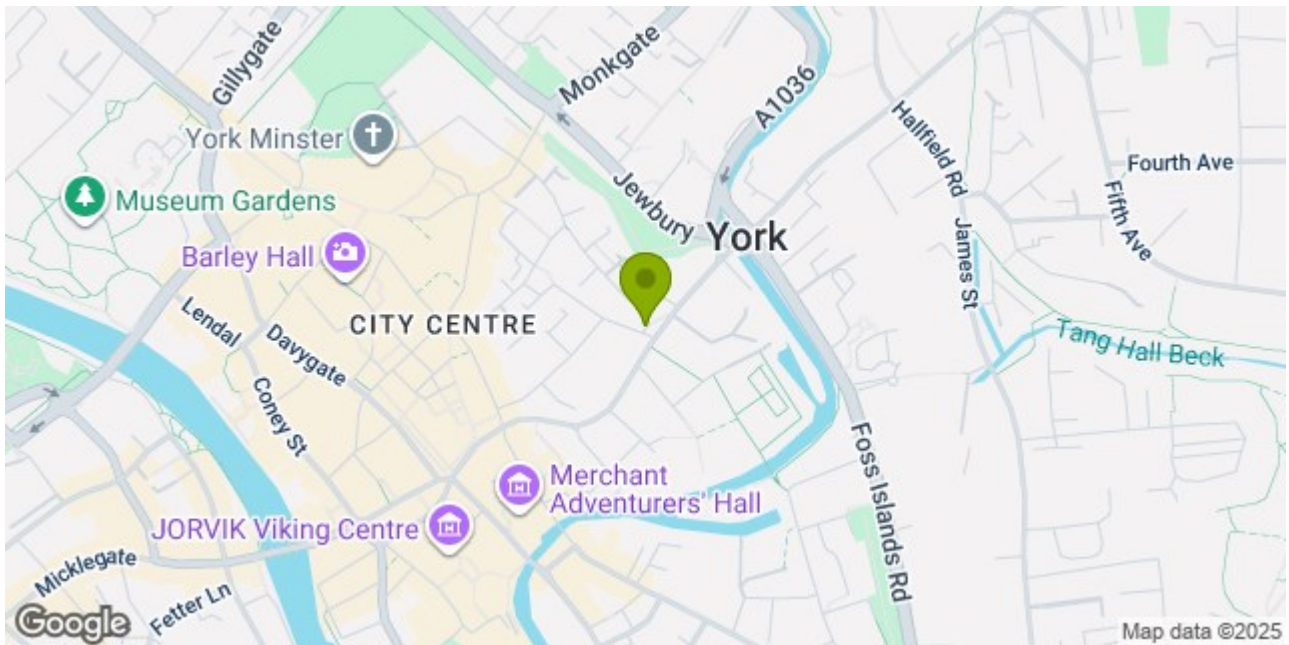
All figures stated are exclusive of VAT. We understand that the property has been opted to tax and therefore VAT will be payable on the rent.



# St Saviours Place, Aldwark, York, YO1 7PJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 705 SQ FT / 65.54 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
Copied from existing plan and accuracy cannot be guaranteed.



## Stephensons

|                     |              |
|---------------------|--------------|
| York                | 01904 625533 |
| Knaresborough       | 01423 867700 |
| Selby               | 01757 706707 |
| Boroughbridge       | 01423 324324 |
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| York Auction Centre | 01904 489731 |
| Haxby               | 01904 809900 |

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

