# FOR SALE

## 22-23 HIGH OUSEGATE

YORK, YO1 8RX



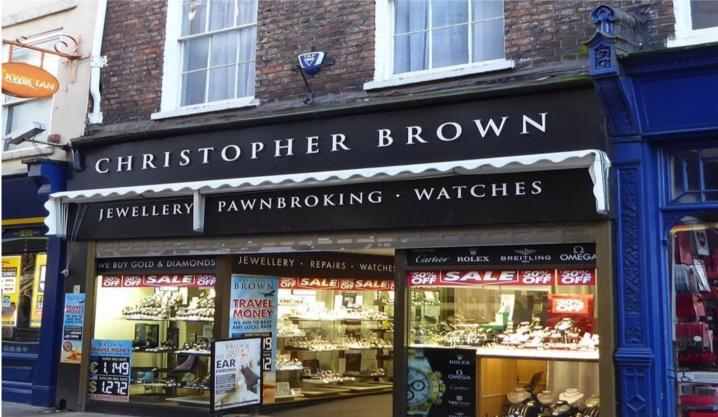
#### Price - £995,000

### Commercial Investment 4,079 sq.ft. (378.94 sq.m.)

#### **Property Features**

- York City Centre retail core excellent prime retail pitch
- Nearby retailers include lakeland, fatface, urban outfitters, costa and santander bank
- Secure lease of building
- Ground floor sales 63.2 sq.m. (680 sq.ft.)





Enquiries

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#### Location

The property is located on Ousegate, a busy shopping street in the city centre of York.

#### Description

22/23 High Ousegate comprises a mid-terraced retail unit providing a double fronted ground floor sales area, with spacious ancillary accommodation over three upper floors and basement. It provides a great opportunity to purchase a City Centre investment property.

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

#### **EPC** Rating

The property has an energy rating of D 81. A full copy is available on request.



#### **Tenancy Information**

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

#### Price

The property is let on a 10-year full repairing and insuring lease at a passing rent of  $\pounds 65,000$  per annum. There is provision for a review of the rent on 31 July 2022 and a tenant break clause at the end of the sixth year (2023) of the term.

The lessee is Brown and Gold Limited. This company is a wellestablished jewellery, operating from these premises operating as a jeweller and pawnbroker.

The property is held freehold, subject to the above lease.











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