

**TO LET**  
**CITY CENTRE RETAIL UNIT**



**12 Little Stonegate**  
**York**  
**YO1 8AX**

Directorate of Place

Asset & Property  
Management

## Location

The property is located on Little Stonegate in the popular Swinegate quarter in the heart of York city centre. The Swinegate quarter offers a mix of retail and food and drink operators and therefore attracts both local residents and tourists alike. Other nearby occupiers include Stonegate Yard, Slug & Lettuce, Luxury Ice Cream Company, Browns department store and Mulberry.

## Description

The property comprises a ground floor retail unit with a large, glazed frontage.

## Accommodation

The ground floor retail unit benefits from an attractive, fully glazed frontage and offers versatile retail space with toilet facilities to the rear.

Ground floor retail shop 722 sq. ft (67 sq. m)\*\*

\*\*Interested parties are advised to check these floor areas themselves.

## Rent

Offers over £23,000 per annum plus VAT are invited\* (exclusive of rates, service charge and building insurance).

\*The council is not obliged to accept the highest offer.



## **Service Charge**

The ingoing Tenant will be responsible for a service charge payment which is reconciled and reviewed annually. The service charge covers external building repairs, refuse collection, shared fire alarm system costs and management fees. VAT is payable on the service charge. Full details of the current service charge payable for the property are available upon request.

## **Building Insurance**

The ingoing Tenant will be responsible for payment of the Council's building insurance premium in respect of the property. The amount of the premium is reviewed annually, and VAT is payable on the insurance charge. Full details of the current insurance charge payable are available upon request.

## **Costs**

The ingoing Tenant is to be responsible for a reasonable contribution to the Council's legal and surveyor's fees in connection with the letting, estimated in the region of £1,250 plus VAT.

## **Lease Details**

The property is available on an effective full repairing and insuring lease, the length of which can be negotiated.

## **Services**

Mains electricity, water and sewerage are connected to the property.

## **Planning**

The property benefits from planning consent for use under Use Class E and would provide an ideal retail unit or café.

## **EPC**

The property has an EPC Rating of C/59. A full copy of the EPC is available on request.

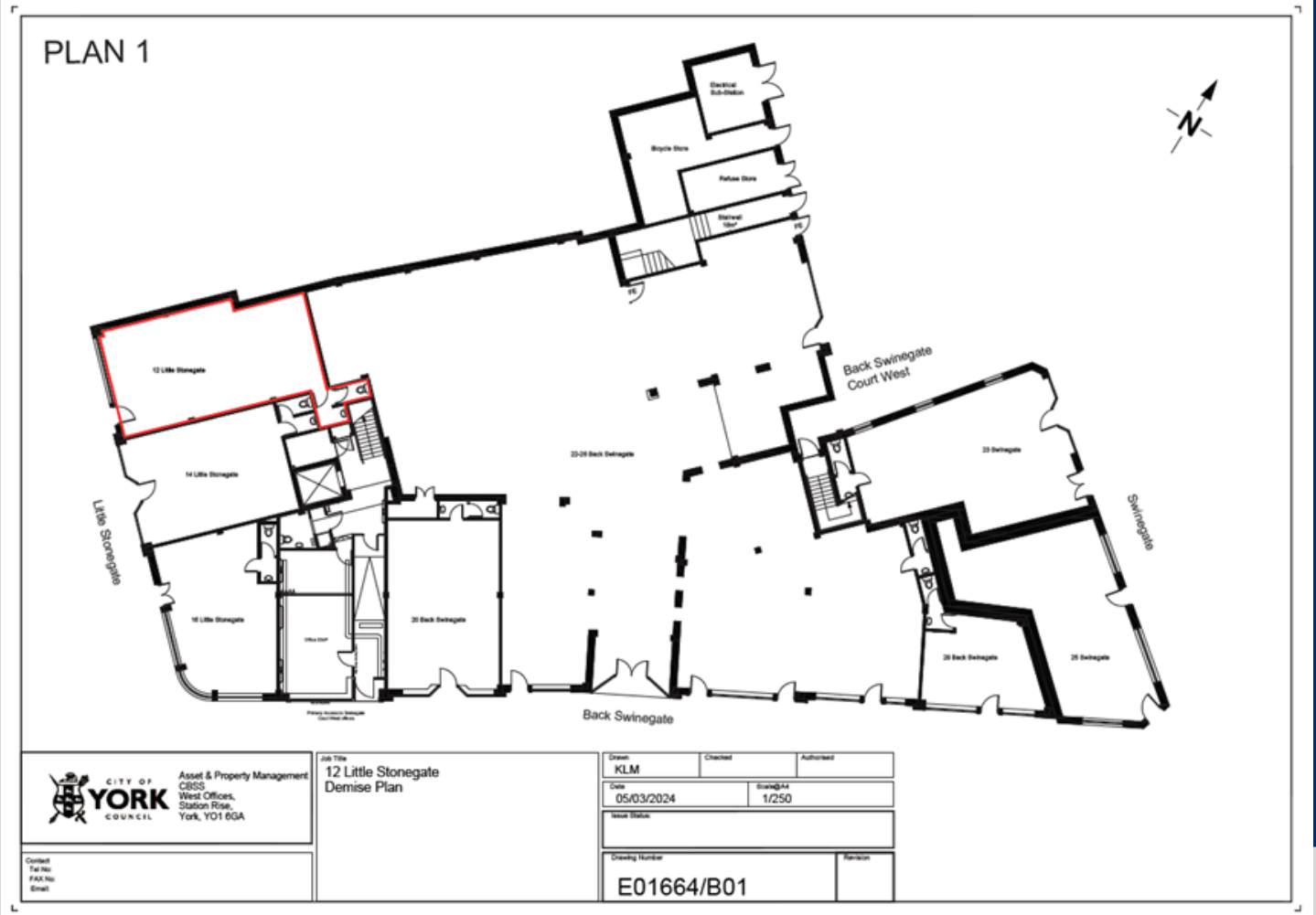
## **Viewing**

For further details and to view please contact:

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E-mail: [katie.morgan@york.gov.uk](mailto:katie.morgan@york.gov.uk)



Floorplan

