

TO LET
CITY CENTRE RETAIL UNIT



14 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, Mulberry, Lehi James and Browns department store.

Description

The property comprises a modern double fronted ground floor retail unit.

Accommodation

The ground floor retail unit benefits from an attractive frontage with two display windows and offers versatile retail space with toilet and kitchen facilities to the rear.

Ground floor retail shop 572 sq. ft (53.1 sq. m)**

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

Rent

Offers around £20,000 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/52. A full copy of the EPC is available on request.

Viewing

For further details and to view please contact:

Katie Morgan, Property Surveyor

Tel: 01904 553804

E-mail: katie.morgan@york.gov.uk

PLAN 1



 <p>CITY OF YORK COUNCIL</p>	<p>Asset & Property Management CBSS West Offices, Station Rise, York, YO1 6GA</p>	<p>Job Title 14 Little Stonegate Demise Plan</p>		
		<p>Drawn KLM</p>	<p>Checked</p>	<p>Authorised</p>
<p>Contact Tel No: FAX No: Email:</p>		<p>Date 26/06/2024</p>	<p>Scale/A4 1/250</p>	
		<p>Issue Status:</p>		
		<p>Drawing Number: E01664/B03</p>	<p>Revision</p>	

Floorplan