



**25 STONEGATE
YORK**

One of the City Centre's most attractive retail units. The property was extensively refurbished in the early 1990s, and includes an impressive first floor showroom with exposed timbers. The property is a Grade II Listed Building and an internal inspection is essential. Air conditioning is installed. The property is situated in one of the City's best known streets in close proximity to York Minster and which is now an important part of York's retailing scene. It includes many national, regional and local retail operations including Cath Kidston, Whitestuff, Lakeland, Body Shop, Moss Bros., Whistles, Jigsaw, Crabtree & Evelyn, Mulberry Hall, etc. The White Company is soon to open. In recent years the street has become increasingly favoured by jewellery and fashion outlets.

**CITY CENTRE
RETAIL UNIT**

**TO LET - NEW LEASE
RENT: £28,500 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor

| | | |
|----------------|------------|---------------|
| Sales: | 270 sq.ft. | (25.08 sq.m.) |
| Stock: | 62 sq.ft. | (5.76 sq.m.) |
| Kitchenette: | 28 sq.ft. | (2.60 sq.m.) |
| Separate W.C.: | - | - |

First Floor

| | | |
|-----------|------------|---------------|
| Showroom: | 254 sq.ft. | (23.60 sq.m.) |
|-----------|------------|---------------|

LEASE

The property is available on a new effectively full repairing and insuring lease with rent paid quarterly in advance by bank transfer for a minimum period of 5 years. The Landlord maintains (including decoration) the exterior and recovers the cost through a service charge. The annual building insurance premium is also recovered from the tenant each year. Each party will be responsible for its own legal costs. VAT applies to rent and service charge.

BUSINESS RATES

Verbal enquiries to City of York Council on 14th June 2010 revealed the following:-

| | | |
|-----------------|------------|-----------------------|
| Rateable Value: | £24,000.00 | (2005 Valuation List) |
| Rates Payable: | £9,936 | (2010/2011 rate year) |

The above information can be confirmed by contacting Valuation Office Agency (01904 528000) or by visiting www.voa.gov.uk and using the postcode YO1 8AW to search in respect of the Rateable Value and City of York Council (01904 551140) is respect of actual liability.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



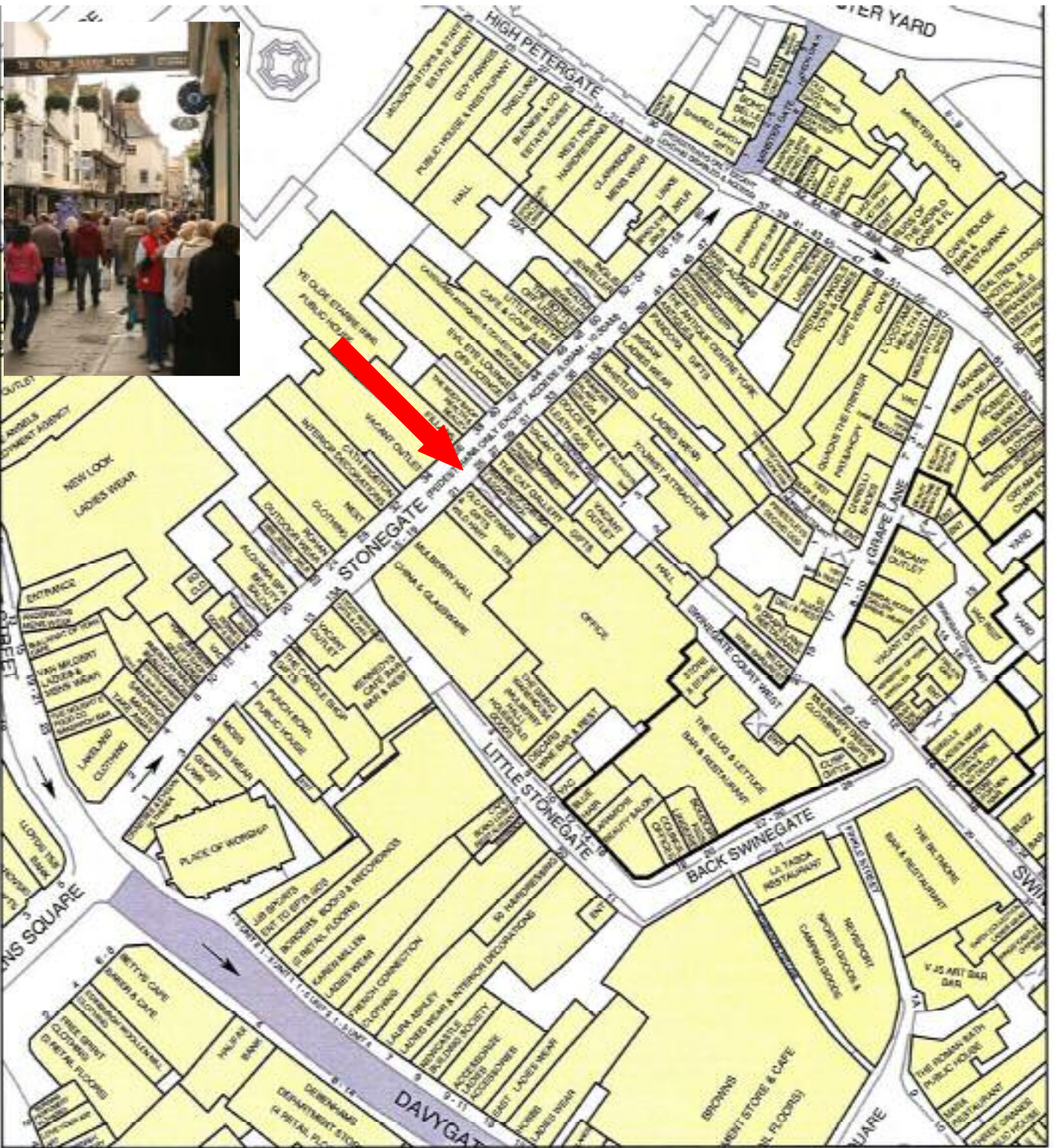
**Ground Floor Sales
(rear to front)**



**Ground Floor Sales
(front to rear)**



**First Floor Showroom
(front to rear)**



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N.B. Please note that the plan is the latest available edition. Occupation of units obviously can change and interested parties are advised to check latest occupation of properties by personal inspection.

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IMPORTANT NOTICE

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