

TO LET

2 GRAPE LANE YORK, YO1 7HU

**BARRY
CRUX**  **COMPANY**
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

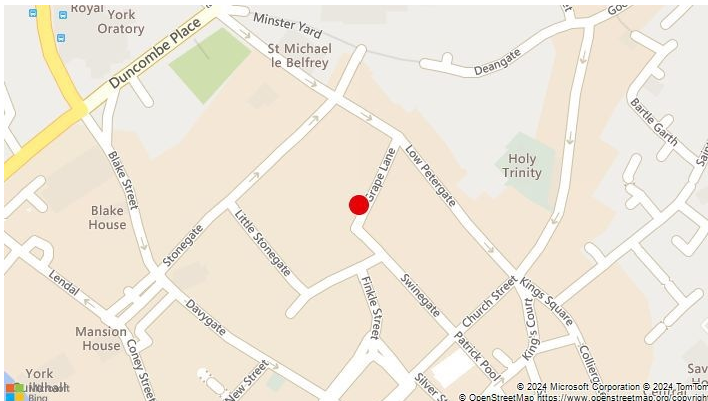
Rent - £18,000 per annum

RETAIL

32 sq.m. (344.45 sq.ft.)

Property Features

- Located in the heart of York city centre, close to Low Petergate and Stonegate
- Retail Space plus a kitchenette and toilet
- Occupiers close by include Robert Smart menswear, Mode in Pelle, Lola Fashion and Pure Hair



Enquiries

Barry Crux & Company
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Location

The property is located in the heart of York City Centre and lies close to the junction with Low Petergate. The surrounding area is primarily retail in nature, with occupiers including Moda in Pelle, Lola Fashion and Robert Smart Menswear. The area is also a popular location for food and drink, with venues such as 1331 Bar & Grill, Forest and Cote Brasserie nearby.

Description

2 Grape Lane is a lock-up ground floor retail unit, suitable for a variety of retail or office uses. The property provides an open plan sales area with a partitioned store/changing area to one corner.

Accommodation

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides the following net internal floor areas:

	sq.m.	sq.ft.
Sales Area	30.07	323.67
Kitchenette	1.94	20.88
Toilet		0

Service Charge

There is no service charge implemented on this property.

EPC Rating

An EPC has been commissioned and will be available in due course.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£13,000	£2,162.33
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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.

Terms

The property is available by way of a new internal repairing and insuring lease at a rent of £18,000 per annum for a term of 3 years.

The lease will be contracted out of Sections 24-28 of the Landlord & Tenant Act and the tenant will be required to pay the rent monthly or quarterly in advance and pay a deposit equivalent to a minimum of three months rent to the landlord.

Applications are invited to be put forward including a business plan, references, credit report, profit and loss accounts (existing business owners) and any other relevant information.

