

PENDING

43 GOODDRAMGATE

YORK, YO1 7LS

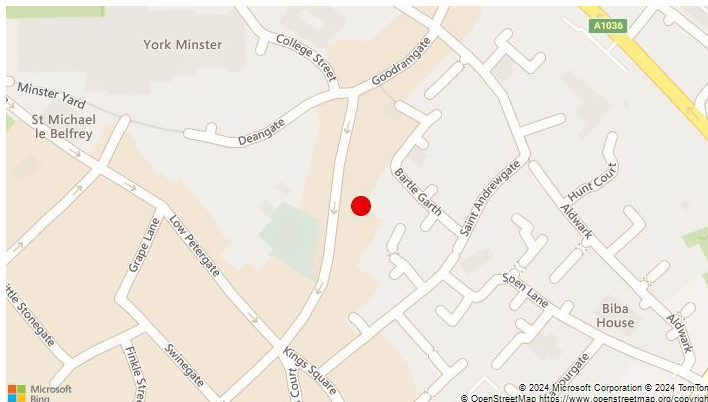
Rent - £15,000

RETAIL

517 sq.ft. (48.03 sq.m.)

Property Features

- Unique Three Story Retail Property
- Situated On Goodramgate - A Busy Link Into The City Centre
- Close To Many Tourist Attractions, Including The York Minster And Bar Walls
- Net Internal Area Of Approximately: 48 Sq.M (517 Sq.Ft)



Enquiries

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Location

Goodramgate is renowned for its unique blend of historic charm and contemporary vibrancy. The street is lined with an eclectic mix of boutique stores, cafes, and eateries, drawing a diverse and engaged clientele. As a retail location, 43 Goodramgate enjoys proximity to iconic landmarks such as York Minster and the Shambles, attracting a steady flow of visitors eager to explore the city's rich heritage and enjoy its modern offerings.

Description

43 Goodramgate comprises part of a 16th century timber framed building having a jettied façade, and being a Listed Building of architectural and historic interest. The property is spread across 3 floors with ground and first floor sales areas with staff facilities and storage areas on the second floor.

Accommodation

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

Ground Floor

Sales Area

Recessed part glazed entrance door and glazed display window, wood effect laminate flooring, exposed wall beams, stairs to:-

First Floor

Sales Area

Painted timber floor, exposed wall beams and stairs to:-

Second Floor

Storage

Painted timber floor, sink unit with cupboards under.

Toilet w.c., wash hand basin, vinyl floor.

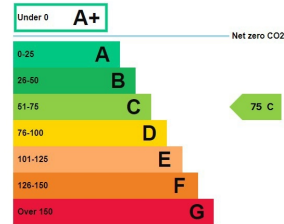
	sq.ft.	sq.m.
Ground Floor	182	16.91
First Floor	175	16.26
Second Floor	160	14.86

Service Charge

There is no service charge implemented on this property.

EPC Rating

The property's energy rating is C75



Services

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

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£10,500	
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This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

The property is offered by way of a new internal repairing and insuring lease, for a minimum term of three years at a rent of £15,000 per annum exclusive, payable quarterly in advance. The tenant will be required to provide a rent deposit to the landlord equivalent to three months rent.

