

# PENDING

## 69 MICKLEGATE

YORK, YO1 6LJ

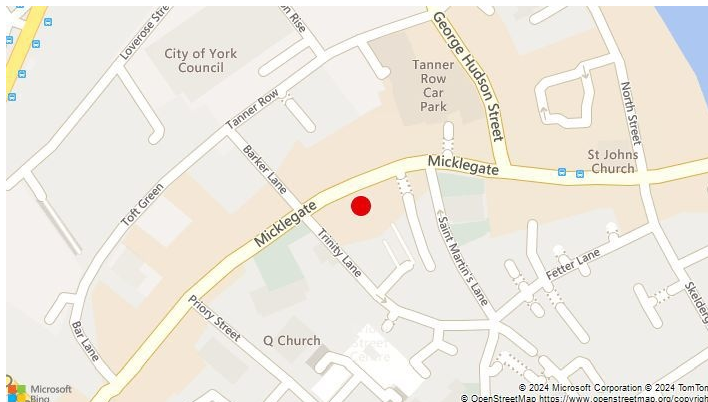
Rent - £11,500 per annum

**RETAIL**

**237 sq.ft.** (22.02 sq.m.)

### Property Features

- Double fronted unit suitable for either retailing or as an office
- Ground floor Sales Area 19.97 sq. m. (215 sq. ft.) plus store cupboard
- Situated within the city walls on a busy route into the prime core
- Shared kitchen and toilet facilities



**Enquiries**

**Barry Crux & Company**

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## Location

The property is located on Micklegate which lies within the City Walls of York, close to York Station and around 300 metres from the prime core retailing area of the City. The surrounding area comprises a mix of restaurants, coffee shops, estate agents and independent retailers. Occupiers include Skosh Restaurant, Carter Jonas and Partisan.

## Description

The property comprises a retail unit which would also be suitable for use as an office. It was refurbished in 2019 and provides charming accommodation benefitting from a double frontage.

## Accommodation

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

Main retail area with double fronted windows

A communal hallway, leads to a shared kitchen and toilet facility (shared with the shop at 71 Micklegate).

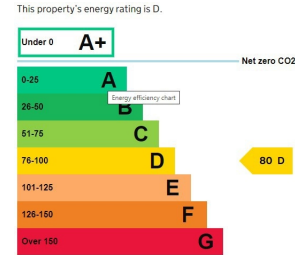
	sq.ft.	sq.m.
<b>Retail Area</b>	215	19.97
<b>Store</b>	22	2.04

## Service Charge

There is no service charge implemented on this property.

## EPC Rating

The property's energy rating is D80



## Services

We believe that mains 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
£6,300	

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

## Terms

The property is available by way of a new internal repairing and insuring lease for a minimum term of three years at a rent of £11,500 per annum. The tenant will be required to pay the rent quarterly in advance and pay a deposit equivalent to a minimum of three months' rent to the landlord.

