



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E 3 St Sampson's Square, York YO1 8RL



Rent: On application
Ground Floor Area
641 Sq ft / 60 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan Newns

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Location:

York has a primary catchment population of 488,000. The City has a significantly above average proportion of the most affluent A, B & C social groups. The city receives approximately 6.9 million visitors, spending over £600m during the course of each year.

The property itself is located fronting the prime area of St Sampson's Square at the junction with Davygate and Parliament Street. Occupiers in the nearby vicinity include Schuh, Browns of York, Seasalt, Hobbs, Space NK, Betty's, Superdry and Caffé Nero.

Accommodation:

The property is well fitted and provides the following approximate areas:-

Demise:	Sq Ft	Sq M
Ground Floor	641	59.55
Upper Ground Floor	302	28.06
First Floor	842	78.22
Second Floor	815	75.72

Rent:

Upon application.

Tenure:

Subject to vacant possession, the premises are available by way of a new 10 year effectively full repairing and insuring lease. Alternatively the property is available on a short term period to be agreed.

Business Rates:

The premises currently has a rateable value of £113,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

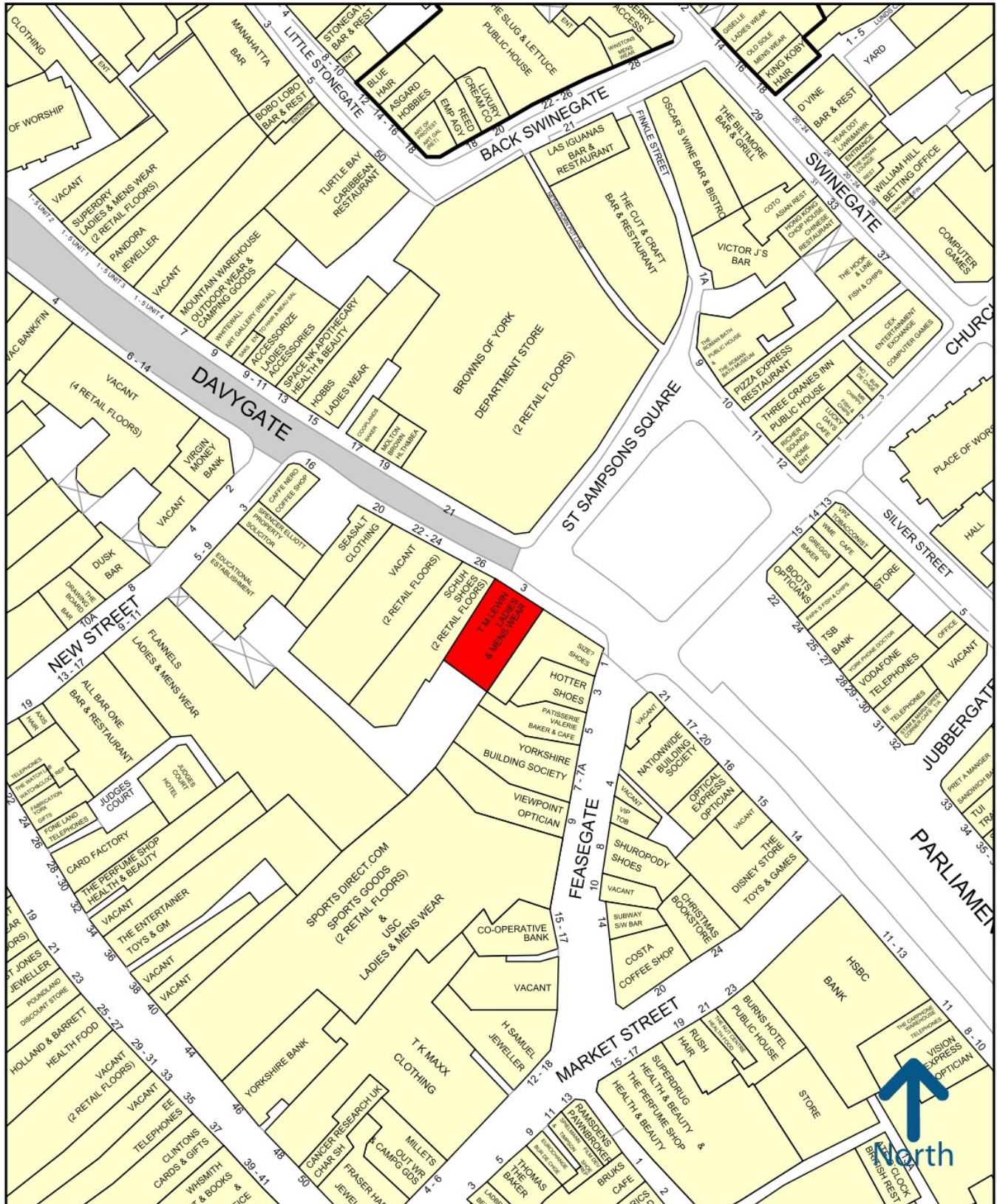
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

September 2020

Subject to Contract

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