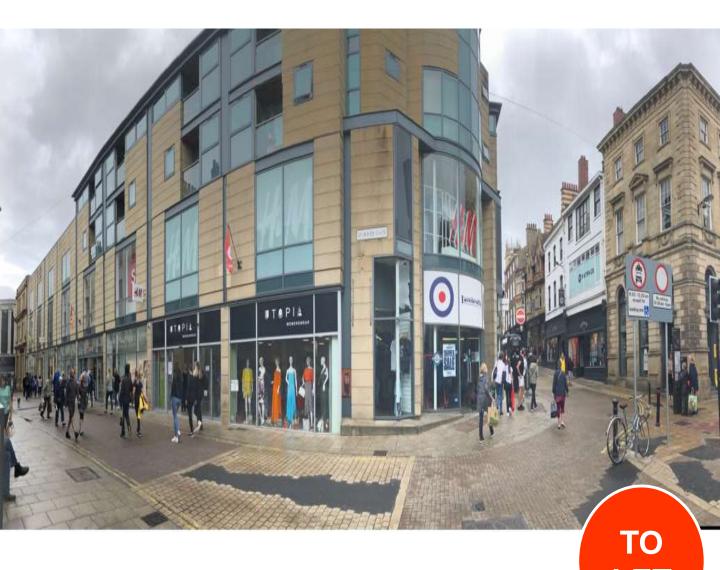


Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E Spurriergate and High Ousegate, York



Rent: 5 Spurriergate: £100,000 pax

1 High Ousegate: £80,000 pax

3 High Ousegate: £30,000 pax

Ground Floor 5 Spurriergate: 2,790 Sq Ft Areas: 1 High Ousegate: 1,629 Sq Ft

3 High Ousegate: 1,529 Sq Ft

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Prime corner position

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 in a prime position fronting the corner of Spurriergate and High Ousegate where occupiers include Zara, H&M Hennes, Urban Outfitters, Goldsmith's, Lakeland, Nandos and Fat Face.

Accommodation:

The units can be combined to suit occupiers specific requirements.

Demise:	Sq Ft	Sq M
5 Spurriergate (Ground Floor)	1,906	177.07
5 Spurriergate (Basement)	829	77.02
1 High Ousegate (Ground Floor)	1,486	138.05
3 High Ousegate (Ground Floor)	160	14.86
3 High Ousegate (Basement)	1,639	152.27
(Ground floor stair & lift access with Basement)		

Rent:

5 Spurriergate – £100,000pax

1 High Ousegate - £80,000pax

3 High Ousegate - £30,000pax

Tenure:

Subject to vacant possession, the premises are available by way of a new 10 year effectively full repairing and insuring lease.

Business Rates:

The premises currently have a rateable value of £144,000 (5 Spurriergate); £125,000 (1 High Ousegate); £56,500 (3 High Ousegate). For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £2,232 (5 Spurriergate); £1,291 (1 High Ousegate); £1,249 (3 High Ousegate).

EPC:

Energy Performance Asset Rating - Available on request

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:

October 2021

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2021

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