

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



**TO  
LET**

**Rent:** 5 Spurriergate: £100,000 pax  
1 High Ousegate: £80,000 pax  
3 High Ousegate: £30,000 pax  
**Ground Floor Areas:** 5 Spurriergate: 2,790 Sq Ft  
1 High Ousegate: 1,629 Sq Ft  
3 High Ousegate: 1,529 Sq Ft

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

Jonathan News

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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:

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### 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

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York



Experian Goad Plan Created: 10/11/2021  
Created By: Barker Proudlove Ltd

50 metres

