

HIGH STREET PROPERTY  
32 Stonegate, York YO1 8AS



**Rent: On application**  
**Ground Floor Area**  
2,624 Sq ft / 244 Sq M

**TO  
LET**

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

**Barker Proudlove**

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**Location:**

Located on Stonegate which is the premier shopping street in historic York city centre. The property is surrounded by premier retail brands including Kiehls, Hotel Chocolat, Jigsaw, The White Company and Berry's of York. The property is close to the York Minster and benefits from significant tourist and shopper footfall.

**Accommodation:**

The premises provide the following approximate areas:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	2624	243.78
First Floor	1604	149.02
Second Floor	279	25.92
Attic	65	6.04

**Rent:**

Upon application.

**Tenure:**

The premises are available by way of a new 10 year effectively full repairing and insuring lease.

**Business Rates:**

The premises currently has a rateable value of £81,500.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

**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:**

July 2020

Subject to Contract

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