

# YORK YO1 7LZ

## 19 SHAMBLES

### TO LET ON NEW LEASE TOURIST LOCATION OF INTERNATIONAL REPUTE



#### LOCATION

A fabulous city centre **medieval street** on the tourist route between **York Minster** and the **Jorvik Viking Museum**.

Jewellers, tea shops, purveyors of cashmere and wools accompany **Diagon Alley-style** attractions such as **The York Ghost Merchants, The Potions Cauldron, Society of Alchemists** and **The Shop That Must Not Be Named**.

**M&S, Edinburgh Woollen Mill, W. Hamond Jewellers** and **Celtic Design** and other multiples are nevertheless quite close by.

#### ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Gross Frontage	19'02"	5.83 m
Internal Width (av)	18'07"	5.68 m
Shop Depth (max)	41'00"	12.51 m
Ground Floor Sales*	671 sq ft	62.40 sq m
Ground Kitchen	32 sq ft	2.98 sq m
Basement Cellar	325 sq ft	29.97 sq m

\* Could be extended to 725 sq ft.

#### LEASE

The property is available by way of a new internal repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

#### RENT

Offers in the region of £39,500 p.a.x are invited.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£35,750.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£17,839.25
Estimated Payable with Retail Relief	£ 4,459.81

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to other retail reliefs.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D (82). A copy of the EPC is available upon request.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### COSTS

Each party will be responsible for their own costs in this transaction.

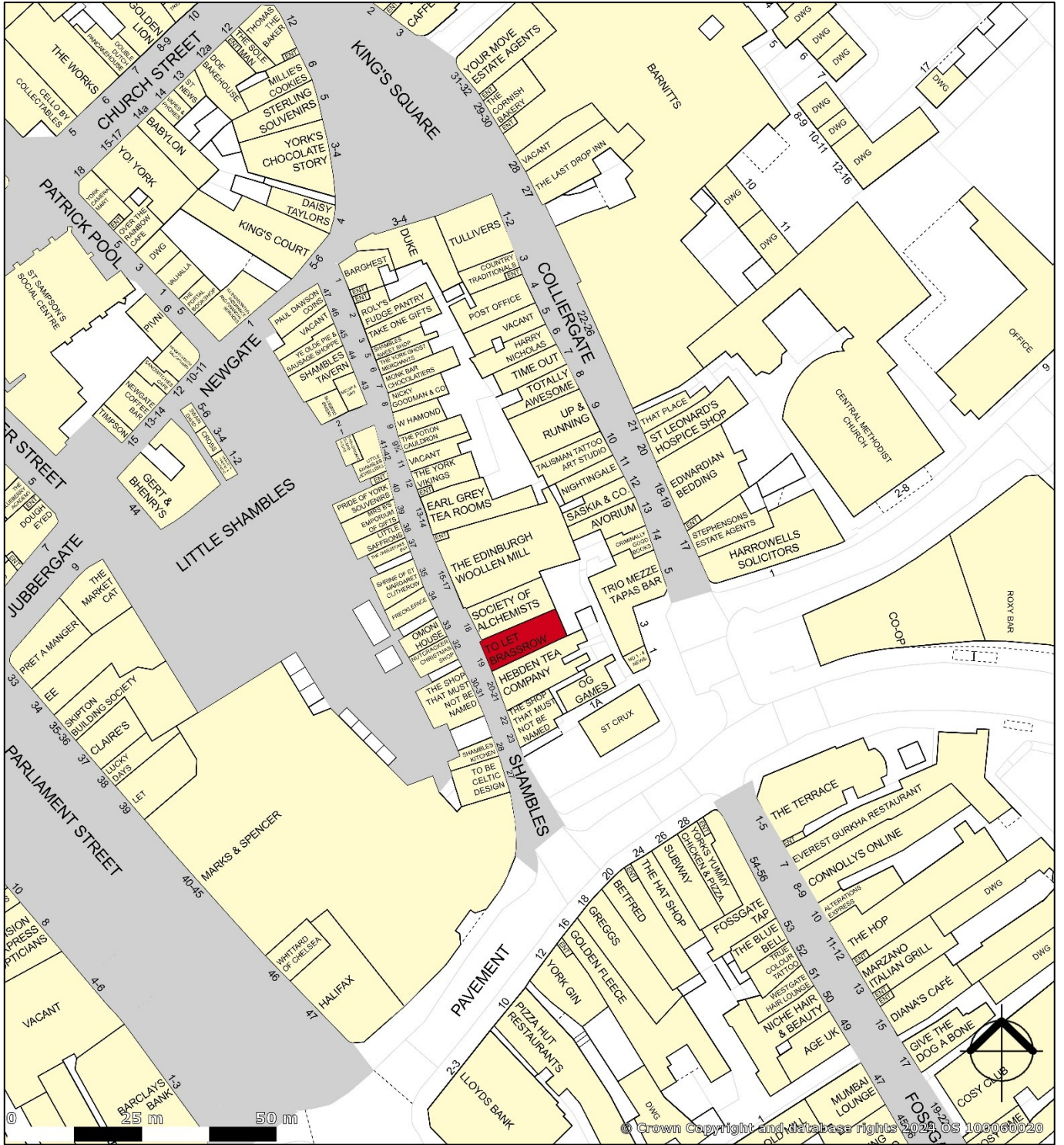
#### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:-

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#### SUBJECT TO CONTRACT



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