



Bowcliffe

PRIME RETAIL UNIT TO LET



21 STONEGATE
YORK
YO1 8AW

LOCATION

The property is situated on Stonegate in York City Centre, a prime position on of the City's busiest pedestrian thoroughfares.

Retailers in the immediate vicinity include White Stuff, Oliver Bonas, Loake, Jigsaw and The White Company.

DESCRIPTION

This Grade II Listed property is arranged on ground, first and second floors providing the following approximate net internal accommodation:-

Ground Floor	555 sqft	52 sqm
First Floor	410 sqft	38 sqm
Second Floor	418 sqft	38 sqm

LEASE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£45,000pax.

RATES

The property is assessed as;

Rateable Value	£30,250
UBR	£0.499

Interested parties should verify these figures with the York City Council Business Rates Department (telephone: 01904 551550).

EPC

Energy Rating D. A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

All enquiries should be via the sole letting agents, Bowcliffe.

For further information or to make arrangements to view, please contact:

Jeff Robertson
Tel: 0113 245 2452/07973833085
Email: jr@bowcliffellp.com

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Date of Particulars: September 2023