



Sanderson
Weatherall

YORK 48 LOW PETERGATE

PRIME RETAIL UNIT TO LET



48 Low Petergate, York, YO17HZ

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Prime Retail Unit to let in a busy pedestrian city centre location

One of the busiest tourist streets in the city centre and close to York Minster

Numerous quality restaurants and retailers nearby including, L'Occitane, Jo Malone, 5 Guys, Cote Brasserie etc

Rent £32,500 pax

Location

The property is located on the prime retail street of Low Petergate in the middle of the City of York within sight of York Minster. A short distance from it's junction with Stonegate this is one of the busiest pedestrian streets in the city.

There are numerous high quality restaurants and retailers nearby including, L'Occitane, Brasserie Cote, Jo Malone, 5 Guys, Ecco Shoes etc

Description

The property provides a front and a rear sales area at ground floor along with a kitchen and WC. There is also a basement storage area.

Accommodation

The property provides the following approximate areas.

Description	Sq Ft	Sq m
Ground Floor Front Sales:	216 sq ft	(20.07 sq m)
Ground Floor Rear Sales:	113 sq ft	(10.50 sq m)
Ground Floor Kitchen:	43 sq ft	(4.00 sq m)
Basement Ancillary:	270 sq ft	(25.08 sq m)

Lease

The property is available on a new FRI lease, by way of a service charge, for a term to be agreed, subject to upward only rent reviews at the end of each period of 5 years. The initial rent to be **£32,500 pax**.

Rateable Value

The 2023 rateable value of the property is £20,000. Interested parties are advised to make their own enquiries with the local authority.

VAT

Vat, if applicable, will be charged at the standard rate.

Energy Performance Certificate

The property has an EPC rating of 121 E. A full copy of the EPC is available upon request.



50 metres
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Viewings are strictly by appointment with the sole agents

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