

**WELL PRESENTED GROUND
FLOOR RETAIL UNIT IN A
PRIME POSITION**

£15,000 PA

Description

A well-presented ground floor retail unit situated in a highly prominent position on Lord Mayor's Walk, immediately adjacent to York's city walls. The property benefits from a large glazed frontage providing excellent natural light and strong visibility to passing pedestrians and traffic. Extending to approximately 205 sq ft, the unit offers an open plan layout suitable for a variety of retail or service-based uses.

The accommodation has been refurbished to a good standard, providing a clean and versatile space ready for tenant fit-out. Its bright interior and flexible configuration make it ideal for boutique retail, office, or service occupiers (subject to consent), with the added advantage of being located within easy reach of York's vibrant city centre and surrounding amenities.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: TBC.

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

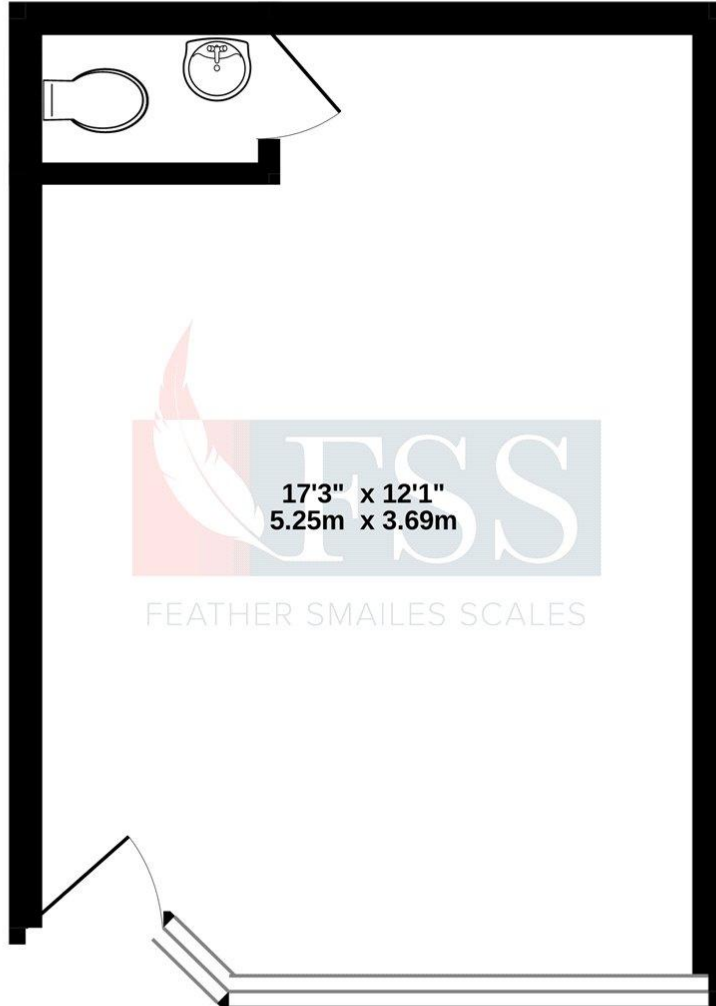
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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