

colensotm

3-5 Blake
Street, York
YO1 8QJ

FOR SALE

Prime Freehold Retail/
Leisure Investment

- ❖ 2 ground floor Retail/ Leisure units
- ❖ Fully let generating £75,000 per annum
- ❖ AWULT of 4.5 years



LOCATION

The subject units are located on Blake Street, a busy Retail and Leisure destination within the heart of York City Centre. Nearby occupiers include Ask, Toni & Guy, New Look, McDonalds and Lakeland to name a few.

DESCRIPTION

The property comprises two ground floor Retail/ Leisure units let separately generating £75,000 per annum exclusive. Above there are 4 residential units which have been sold off on 999 year leases from January 2007 at a ground rent of £10 pa each.

SIZE

The properties have the following approximate net internal areas;

Address	Sq Ft	Sq M	ITZA Sq Ft
3 Blake Street	1,137	105	957
5 Blake Street	746	96	557
Total	1,883	201	1,514

TENANCY INFORMATION

The properties are both let on EFRI leases on the following terms:

- ❖ 3 Blake Street – 7 years from November 2024 to Mr Michael Brett at £45,000 pax with a Rent Review and Tenant only break option in November 2029.
- ❖ 5 Blake Street – 10 years from February 2020 to Clarksons (Petergate) Limited at £30,000 pax. There is an outstanding Rent Review from February 2025.

PROPOSAL

Offers are invited in the region of £900,000 which reflects an attractive 8.3% Gross Initial Yield.



TENURE

Freehold

VAT

If applicable VAT will be charged on the agreed sale price.

EPC

Available upon request.

LISTING

The properties are Grade II listed

METHOD OF SALE

Private Treaty

COSTS

Each party are to be responsible for their own legal and surveyors costs.

FOR MORE INFORMATION CONTACT:

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