



**GROUND FLOOR UNIT
LOCATED IN A PROMINENT
POSITION**

£15,000 PA

Description

An attractive ground floor retail unit occupying a prominent position on Lord Mayor's Walk, just outside York's historic city walls. The property benefits from excellent visibility and strong passing footfall along this well-used route linking the city centre with surrounding residential areas. The accommodation extends to approximately 215 sq ft and is presented to a high standard, currently configured as a barbering premises with a modern and stylish fit-out.

Internally, the unit provides a well-designed retail space with contemporary finishes, feature lighting, and an appealing trading environment ready for immediate occupation. The property would suit a range of uses (subject to the necessary consents), particularly within the hair, beauty, or specialist retail sectors, offering an excellent opportunity for an occupier seeking a characterful yet modern space in a prime edge-of-centre location.

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.

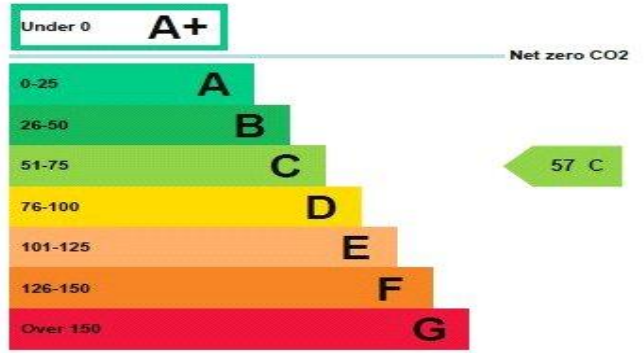
Viewing

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

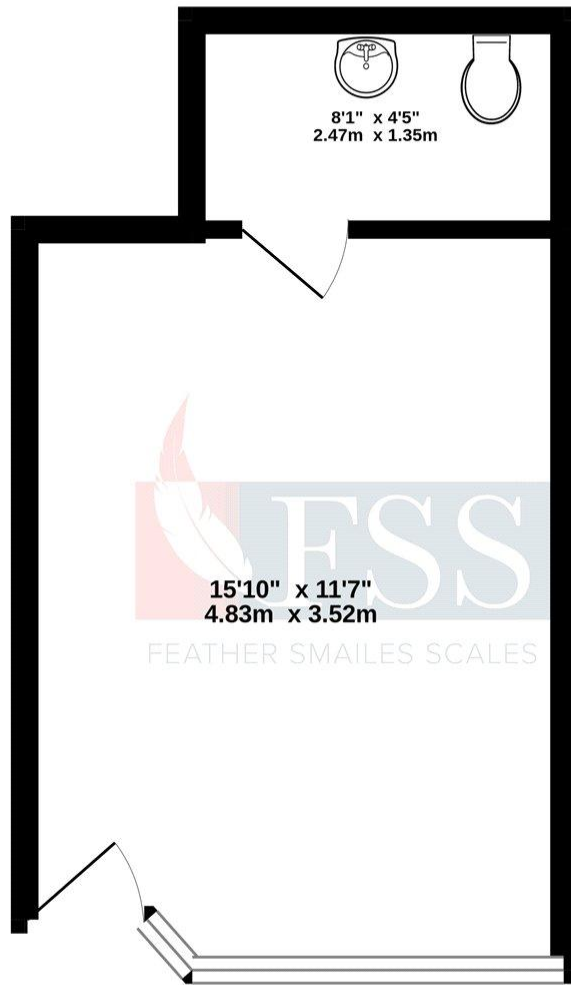


Energy rating and score

This property's energy rating is C



GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 215 sq.ft. (20.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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