



Sanderson  
Weatherall

# YORK 71 LOW PETERGATE PRIME RETAIL/RESTAURANT UNIT TO LET



71 Low Petergate, York, YO1 7HY

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Prime Retail/Restaurant Unit to let in a busy 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 Fat Hippo Restaurant, Mint Velvet, Reiss, Brasserie Cote, Wildwood etc

**£65,000 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 Mint Velvet, Reiss, Brasserie Cote, Jo Malone, Fat Hippo, Wildwood, 5 Guys etc

### Description

The property provides sales accommodation at ground and first floors with staff and storage at first, second and attic floors.

### Accommodation

The property provides the following approximate areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor	76.55	824
First Floor sales/anc	87.23	939
Second Floor Ancillary	92.90	1,000
Attic	unmeasured	

### Lease

The property is available on a new FRI lease 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 **£65,000 pax.**

### Rateable Value

The 2023 rateable value of the property is £44,500. 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 C61. A full copy of the EPC is available for inspection if required.



Experian Goad Plan Created: 14/06/2023

Created By: Sanderson Weatherall

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Viewings are strictly by appointment with the sole agents

Contact

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