

## YORK

### 18/20 STONEGATE

#### SHOP LEASE FOR SALE



#### LOCATION

The premises occupy a prominent location on Stonegate - one of the busiest shopping locations in the City Centre.

New retailers to Stonegate include **Cath Kidston** and **White Stuff** who join other well known retailers including **Next, Whistles, Jigsaw** and **Links of London**.

#### ACCOMMODATION

The premises consist of the following approximate dimensions and net internal floor areas:

Gross frontage	9.1m	29ft 10
Net frontage	8.4m	27ft 6
Ground Floor Sales	128.6 sq m	1,385 sq ft
Ground Floor Ancillary	6.9 sq m	74 sq ft
First Floor Sales	54.8 sq m	590 sq ft
First Floor Ancillary	27.2 sq m	293 sq ft
Second Floor Ancillary	56.2 sq m	605 sq ft
Third Floor Ancillary	33.0 sq m	355 sq ft

#### TENURE

The property is held by way of an effective full repairing and insuring lease expiring 22 April 2020, subject to 5 yearly upward only rent reviews.

The passing rent is £92,000 pax however the 2005 rent review remains outstanding. Further information available on request.

#### RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following assessment:

Rateable Value                      £61,000

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

#### VIEWING

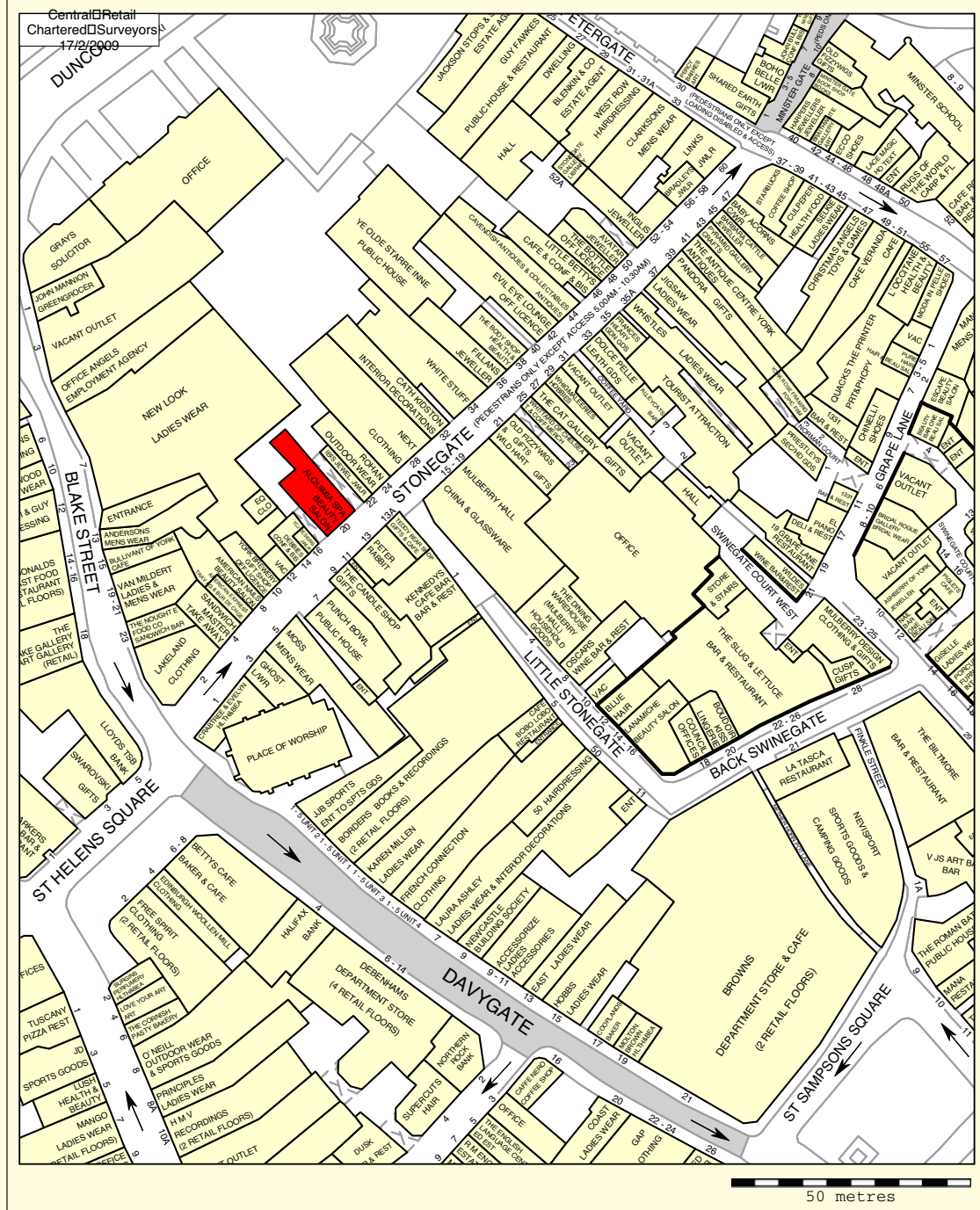
Viewing is strictly by Central Retail:

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#### SUBJECT TO CONTRACT



York



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