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We are also available for out of hours appointments.

The prestigious offices in Chape; Allerton (North Leeds) and Whickirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Spurriergate, YO1 9QR

£89,000 Per Annum

Fully renovated Double fronted Retail property in central York located in a prime trading position on Spurriergate close to its junction with High Ousegate. Major retailers in the immediate vicinity include Boots, Zara and H&M, Sports Direct, Flannels, Urban Outfitters O2, Lakeland, Nandos, Boots and Fat Face.

York has a primary catchment population of 488,000. The City has a significantly above average proportion of the most affluent A, B & C social groups. The city receives approximately 6.9 million visitors, spending over £600m during the course of each year.

Available Summer 2023

- approx 1321 sq ft
- Central York
- Prime Retail Location
- Double frontage
- Fully Refurbished



## LOCATION

Retail property in central York located in a prime trading position on Spurriergate close to its junction with High Ousegate. Major retailers in the immediate vicinity include Boots, Zara and H&M, Sports Direct, Flannels, Urban Outfitters O2, Lakeland, Nandos, Boots and Fat Face.

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## DESCRIPTION

The property will shortly be renovated to a high standard and will offer double frontage ground floor retail accommodation with ancillary, staff or retail to the lower ground floor.

## ACCOMMODATION

The premises will provide the following approximate space:-

Ground floor Zone A 421 sq ft 39.1 m<sup>2</sup>  
Ground floor Zone B 396 sq ft 36.8 m<sup>2</sup>  
Ground floor Zone C 18 sq ft 1.7 m<sup>2</sup>  
lower GF ancillary 486 sq ft 45.2 m<sup>2</sup>

Total internal space 1321 sq ft 122.8 m<sup>2</sup>

Plus  
w/cs

## TERMS

The property is available by way of a new Full Repairing & Insuring Lease

£89,000 per annum

Each party will be responsible for their own legal costs. All other prices quoted are exclusive of, but will be subject to VAT.

## BUSINESS RATES

The works planned will significantly reduce the Business Rates from £60,500RV from April 2023.

The property will be revaluated by the Valuation Office Agency and the reduced amount will be advised asap.



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-  
0210-0730-0722-0123-7002  
Rating D-86

This can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999

## MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

**ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.**

Details prepared Jan 2023

