

lot 26

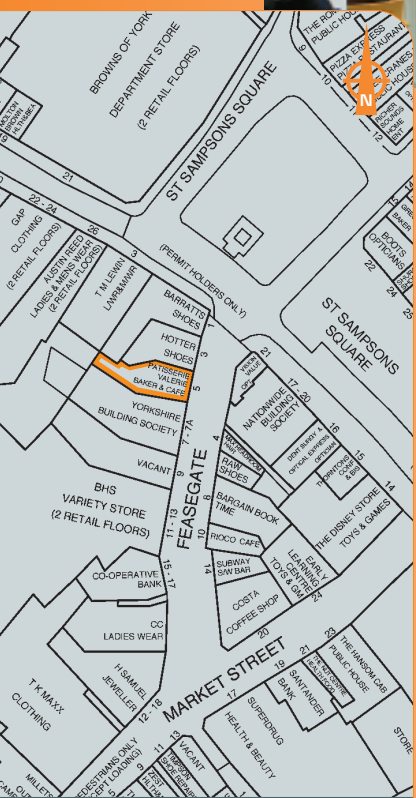
5 Feasegate, York  
North Yorkshire YO1 8SH

Rent  
**£67,000**  
per annum  
exclusive

Freehold Retail Investment

- Let to Stonebeach Limited (t/a Patisserie Valerie) until 2025
- Historic city centre location

- Nearby occupiers include BHS, TK Maxx, Costa, HSBC, Gap, TM Lewin and Superdrug
- Six Week Completion Period Available



**Location**

Miles: 23 miles north-east of Leeds  
55 miles north-east of Manchester  
Roads: A64, A59, A1(M), M62, M18, M1  
Rail: York Rail  
Air: Leeds Bradford International Airport, Humberside Airport

**Situation**

The popular University City of York is the regional and retailing hub of North Yorkshire. The historic city, dominated by York Minster, is a major tourist attraction and home to global confectionery manufacturers such as Kraft Jacob Suchard and Nestlé.

The property is prominently situated in the city centre on Feasegate, close to busy retail thoroughfares of Parliament Street, Market Street and Spurriergate. Nearby occupiers include BHS, TK Maxx, Costa, HSBC, Gap, TM Lewin and Superdrug.

**Description**

The property comprises retail and ancillary accommodation on the ground and first floor with ancillary accommodation on the second floor.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Gross Frontage	6.55 m	<b>STONEBEACH LIMITED</b> <b>(t/a Patisserie Valerie)</b>	15 years from 15/12/2010 until 2025	£67,000	2015 and 5 yearly
	Net Frontage	5.08 m				
First	Retail/Ancillary	89.15 sq m (960 sq ft)				
	Retail/Ancillary	53.59 sq m (577 sq ft)				
Second	Ancillary	50.30 sq m (541 sq ft)				
<b>Totals</b>		<b>193.04 sq m (2,078 sq ft)</b>			<b>£67,000</b>	

(i) For the year ending 30th September 2010, Stonebeach Limited reported a turnover of £31,078,309, pre-tax profit of £3,914,128 and a total net worth of £7,285,876. (Source: www.riskdisk.com 12/01/2012). Patisserie Valerie operates from over 50 outlets nationwide. (Source: www.patisserie-valerie.co.uk 24/01/2012)

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