

lot 4

14 St Sampson's Square
York, North Yorkshire YO1 8RR

Rent
£40,000
per annum
exclusive

Freehold Retail Investment

- Let to individuals t/a Café Central until 2025 (no breaks)
- Affluent and Historic City Centre Location
- Nearby occupiers include Pizza Express, TM Lewin, GAP, Caffè Nero and Browns of York department store



Location

Miles: 24 miles north-east of Leeds
55 miles north-east of Manchester
60 miles north-east of Sheffield
Roads: A19, A59, A64, A1237, A1 (M)
Rail: York Railway Station
Air: Leeds Bradford International Airport

Situation

The popular and historic University City of York is the regional and retailing hub of North Yorkshire. The historic city, dominated by York Minster Cathedral, is a popular tourist destination. St Sampson's Square is a busy intersection of the pedestrianised Davygate and Parliament Street. The property is situated on the east side of the square close to its junction with Church Street and Silver Street. Nearby occupiers include Pizza Express, TM Lewin, GAP, Caffè Nero and Browns of York department store.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the basement, first, second and third floors. The property benefits from rear access via Silver Street.

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	Retail/Ancillary	31.20 sq m (336 sq ft)	A SISSONS & D PALLISTER OF THE THREE CRANES PARTNERSHIP (t/a Café Central)	15 years from 19/11/2010 until 2025 on a full repairing and insuring lease	£40,000	19/11/2015 19/11/2020
Basement	Ancillary	31.50 sq m (339 sq ft)				
First	Office/Ancillary	25.20 sq m (271 sq ft)				
Second	Ancillary	20.70 sq m (223 sq ft)				
Third	Ancillary	24.10 sq m (259 sq ft)				
Totals		132.70 sq m (1,428 sq ft)			£40,000	

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