

Lot 7

£50,000 per annum
exclusive

14 & 14A Church Street,
York, North Yorkshire YO1 8BE

Freehold Retail Investment



Tenancy and accommodation

Lot 7

£50,000 per annum
exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversions)
Ground	Retail	21 sq m	(226 sq ft)	INDIVIDUAL	5 years from 13/07/2016	£20,000 (3)	(12/07/2021)
First	Ancillary	14.50 sq m	(156 sq ft)	t/a Milk Shack	on a full repairing and insuring lease		
Second	Ancillary	18 sq m	(193 sq ft)	(2)			
Third	Ancillary	17.50 sq m	(189 sq ft)				
Ground	Retail	53 sq m	(571 sq ft)	INDIVIDUALS	10 years from 16/03/2018 on a full repairing and insuring lease (1)	£30,000 (5)	16/03/2023 (1)
First	Ancillary	15 sq m	(161 sq ft)	t/a Casa Di			
Second	Ancillary	14 sq m	(150 sq ft)	Pasta (4)			
Third	Ancillary	21.50 sq m	(231 sq ft)				
Total		174.5 sq m	(1,878 sq ft)			£50,000	

- (1) Tenant's option to determine in 2021 and 2023.
- (2) Milkshack York opened in August 2006 and has become firmly established as York's original, and best, milkshake shop (Source: www.milkshack.weebly.com).
- (3) Rent deposit of £12,918.34 held.
- (4) "UK's first fresh food pasta restaurant!" (Source: www.casadipasta.co.uk).
- (5) Rent deposit of £10,000 held.

Key Details

- Pedestrianised city centre location
- Located close to the Shambles and St Sampson Square
- Adjacent to Yo Sushi
- 14A let on a lease expiring 2028 (1)

Location

Miles: 19 miles east of Harrogate
24 miles north-east of Leeds
55 miles north-east of Manchester

Roads: A19, A59, A64, A1237, A1(M)

Rail: York Railway Station

Air: Leeds Bradford International Airport

Situation

York is an attractive and affluent historic city that is popular with tourists and home to the prestigious York University. York is located within 20 miles of both the North Yorks Moors and the Yorkshire Dales national parks. The city benefits from good road communications, being located on the A64/A59/A19/A1079 and 13 miles east of the A1(M). York railway station provides direct services to London King's Cross in approximately 2 hours. The properties are located in the city centre between York Minster to the north and the Coppergate Shopping Centre to the south. The properties are situated on Church Street, between its junctions with Low Petergate and Parliament Street, just north of the Shambles. Occupiers nearby include a number of A3 users and Yo Sushi, Boots, Ladbrokes, Browns of York, Pizza Express, Turtle Bay, Barnitts and Game.

Description

The properties comprise two separate ground floor units, both with ancillary accommodation above. No.14 trades as an ice cream parlour and No.14A trades as a restaurant.

Tenure

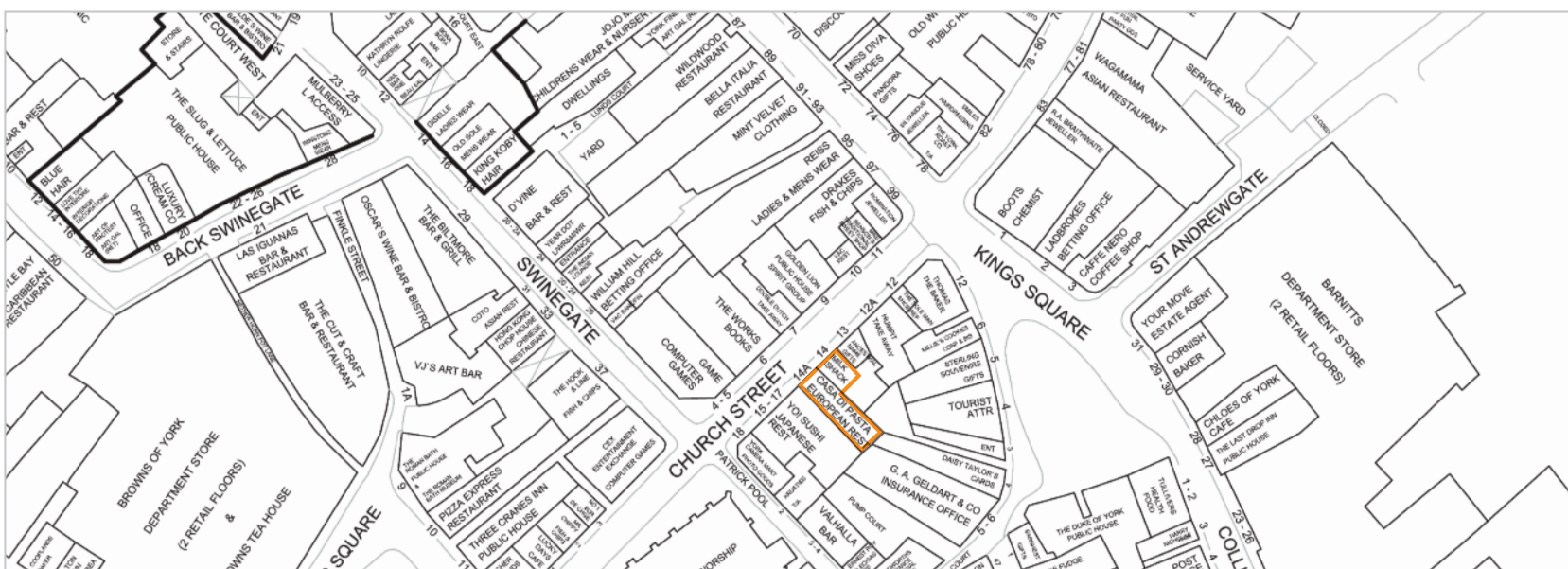
Freehold.

VAT

VAT is applicable to these lots.

Energy Performance Certificate

Band D & Band E - see legal pack at www.acuitus.co.uk



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