

Lot 17

£105,000 Per Annum
Exclusive

9-10 High Ousegate, York, North Yorkshire YO1 8RZ Freehold City Centre Retail Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	277 sq m (2,982 sq ft)	LAKELAND	5 years from	£105,000	29/09/2023
First	Retail	258 sq m (2,773 sq ft)	LIMITED t/a	29/09/2020 on a Full		
Second	Ancillary	262 sq m (2,825 sq ft)	Lakeland (1)	Repairing & Insuring		
			Lease (2)			
Total		797 sq m (8,580 sq ft)			£105,000	

(1) For the year ended 31/12/2020 Lakeland Limited reported a Turnover £151,004,000, Pre-tax profit £332,000 and Shareholders Funds £55,632,000 (Source: Northrow 13/10/2021) Founded in the early 60s, we're still a family-owned business with the same strong values of quality and customer care now as when we first started. From selling plastic bags for home freezing from the Rayner family garage in Windermere, to over 4000 kitchen and home products today, Lakeland has grown to the extent that we now send out thousands of parcels a day from our Kendal despatch centre, and we have stores nationwide, stretching from Aberdeen to Truro, with more in the pipeline. (Source: www.lakeland.co.uk)

(2) Tenant option to determine on 29th September 2023.

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Key Details

- Pedestrianised City Centre Location
- Close to Coppergate Shopping Centre & Multi Storey Car Park
- Let to Lakeland Limited, in occupation for over 18 years
- Nearby Occupiers include Ryman, Nando's, Levi's, Fat Face, Santander, Specsavers, Tesco, Barclays, Boots & Lloyds
- Future Development Potential of Upper Floors

On Instructions of a Fund Manager

Location

Miles: 24 miles north-east of Leeds
57 miles north-east of Sheffield

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

Rail: York Station (King's Cross - 1 hr 50 mins)

Air: Leeds Bradford Airport

Situation

York is an historic cathedral city with a population of about 200,000 and two established universities. The city serves as a popular tourist destination, with attractions such as York Minster, The National Railway Museum and the Jorvik Museum attracting many thousands of visitors every year. The property is prominently located in a conservation area on the north side of High Ousegate, a short walk from the River Ouse in the heart of the City Centre, and benefits from being less than 100 metres from the Coppergate Shopping Centre and multi storey car park. Occupiers in the Coppergate Shopping Centre include Body Shop, The Works, Caffe Nero & Primark. Occupiers nearby include Nando's, Levi's, Fat Face, Santander, SpecSavers, Tesco, Barclays, Boots, Ann Summers, Ryman & Lloyds Bank

Description

The Grade II Listed property comprises a ground floor shop with first floor sales and ancillary at second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

The upper floors may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions and the current tenancy. Interested Parties are referred to www.york.gov.uk

6 Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk



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