

York

70 Low Petergate

Class E Opportunity – Subject To Vacant Possession



Location

The subject property is located in the heart of York City Centre situated on Low Petergate. The premises is in close proximity to York Minster and The Shambles, one of England's most historic streets featuring preserved medieval buildings.

Located directly opposite **Bella Italia** and **Mint Velvet**, other nearby occupiers include, **Reiss**, **Jojo Maman**, **Pandora** and **200 Degrees Coffee**.

Demise

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:

Ground Floor	4,462 sq ft	414.52 sq m
First Floor (Ancillary)	150 sq ft	13.94 sq m
Total	4,612 sq ft	428.46 sq m

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	£152,000
Rates Payable	£82,992 pa

Interested parties are advised to make their own enquiries to York City Council on 01904 551550.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Ian Webster
07901 516 723
ian@forge-cp.com

Harry Hill
07585 545 068
harry@forge-cp.com



Experian Goad Plan Created: 14/06/2024
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