

**95 – 97 Micklegate  
YORK  
YO1 6LE**



Arrows show approx extent only

## **RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH RETAIL INVESTMENT**

- **2 City Centre shops**
- **Income producing**
- **Excellent corner location**
- **Rear storage space**
- **Large upper floors flat/duplex**
- **Potential to convert stores and upper floors into residential accommodation and parking**

## **FOR SALE**

### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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## LOCATION

The property is situated with prominent corner frontage to Micklegate and Priory Street in York City Centre. Micklegate is one of the City's historical arterial links from the City Walls at the nearby Micklegate Bar leading over Ouse Bridge and into the heart of the City centre. The inner ring road is close by as is the main railway station. Road links are therefore very good and the station forms part of the East Coast link enabling London to be reached in less than 2 hours.

The area is a bustling mix of retail, bar, restaurant and other business uses with an ever growing residential population. The extensive services and facilities of the city centre are all within easy walking distance.

York remains one of the UK's most desirable places to live and the historic city centre attracts a large number of residents and visitors alike. Strong demand for investments and central living accommodation continues with no apparent likelihood of a change to these circumstances.

## DESCRIPTION

The property is deceptively spacious and comprises two adjoining buildings of traditional rendered brick construction each with pitched tiled roofs. The ground floor of each building provides self contained retail space occupied by a sub post office and barbers respectively. To the rear of the shops there is a general store that is accessed from Priory Street. At first and second floor level, again accessed from a separate entrance on Priory Street there is a large duplex apartment with roof terrace.

## FLOOR AREAS

The property has the following internal floor areas (the measurements are approximate only and should not be relied on);

### No 95 – Post Office

Retail sales	317 sq ft (29.5 sqm)
Office	48 sq ft (4.5 sqm)

### No 97 - Barbers

Retail sales	184 sq ft (17.08 sqm)
Office/store	207 sq ft (19.25 sqm)

Ground floor stores/garaging	1302 sq ft (121 sqm)
First Floor stores/residential	1882 sq ft (174.9 sqm)
Second Floor residential	889 sq ft (82.6 sqm)

## SERVICES

The property is connected for mains gas, electricity, water and drainage. Part of the property is heated by way of a gas fired central heating system.

## LEASES

The shops are occupied on leases as explained briefly below;

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No 95 is let to Mr P Abbott and Mrs L Abbott, who run the property as a post office, on a lease which is due to expire on the 4<sup>th</sup> January 2020, at a current rent of £7,000 per annum.

No 97 is let to Mr C Williams on a lease from November 2015 for a term of 5 years at a commencing rental of £13,000 per annum.

#### DEVELOPMENT POTENTIAL

A planning application has previously been submitted to City of York Council to convert the stores and upper floors (including existing flat) into 3 apartments and 2 garages. The application was withdrawn due to planning officer requirements to alter the configuration in relation to sight lines to the neighbouring church and the vendors decided not to commit further expense to deal with the issue. Nevertheless the principle of additional residential accommodation was favoured, subject to suitability of application and we are of the opinion that the property presents good development potential.

#### RATEABLE VALUE

The commercial elements of the property are currently rated under two separate assessments

Post Office	£8,300
Barbers	£6,300

subject to the business rate in the £.

#### PRICE

Offers are invited for the whole

#### VAT

We are advised the price will not be subject to VAT at the applicable rate.

#### EPC

Available on request.

#### VIEWING

Viewings are by prior appointment with McBeath Property Consultancy **07725 416002 or 01904 692929 or [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)**

Subject to Contract – October 2015



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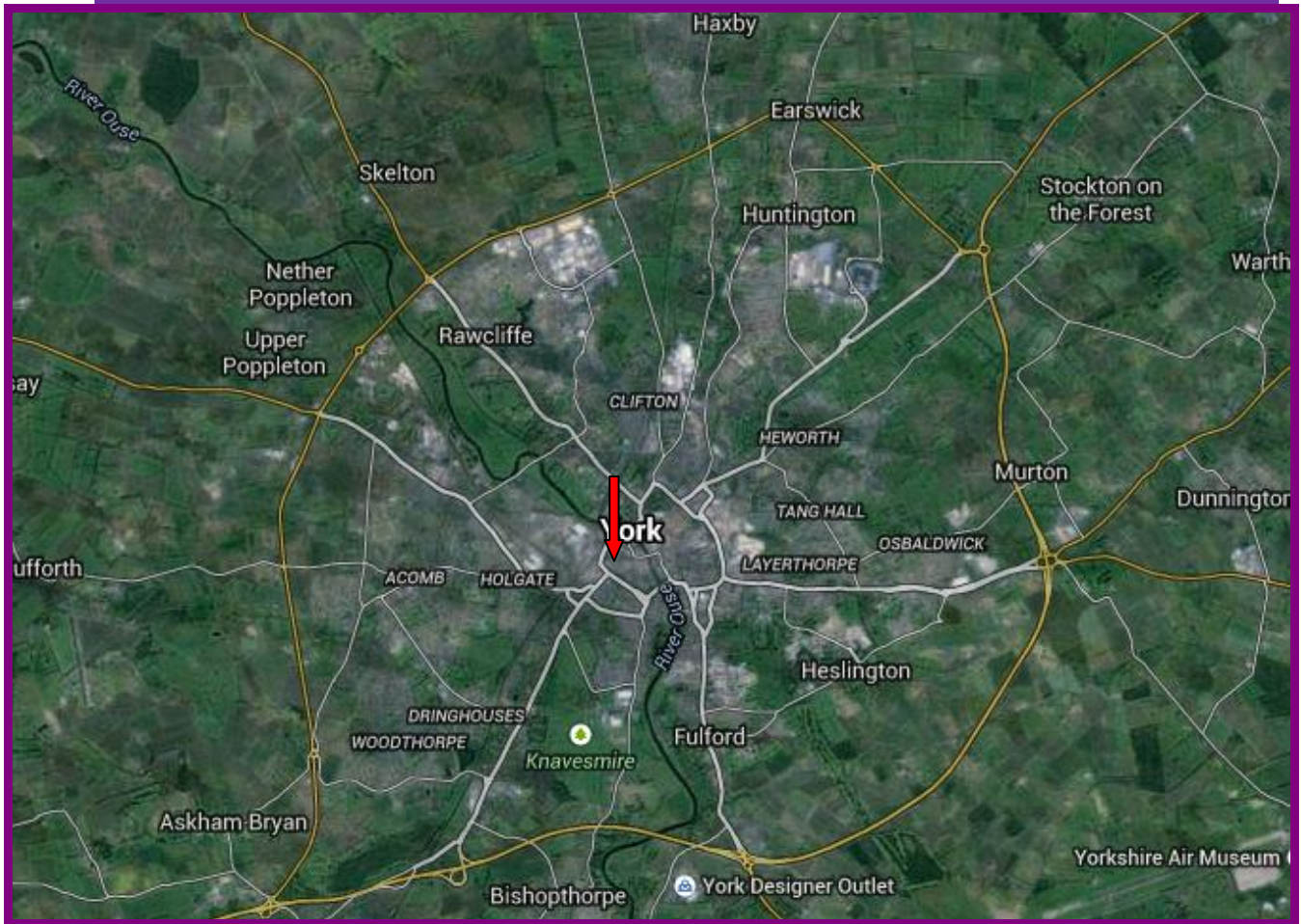
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PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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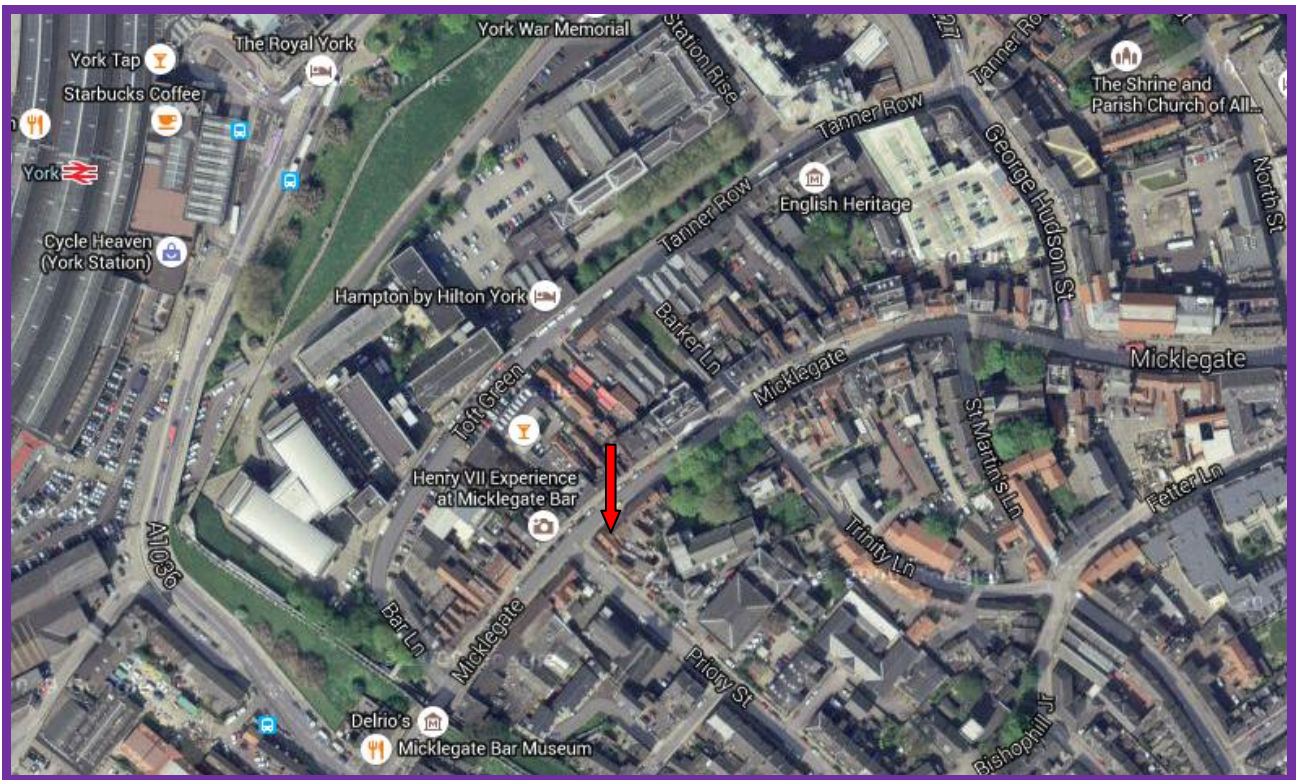


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View from Property along Micklegate



View from Property towards Micklegate Bar

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