

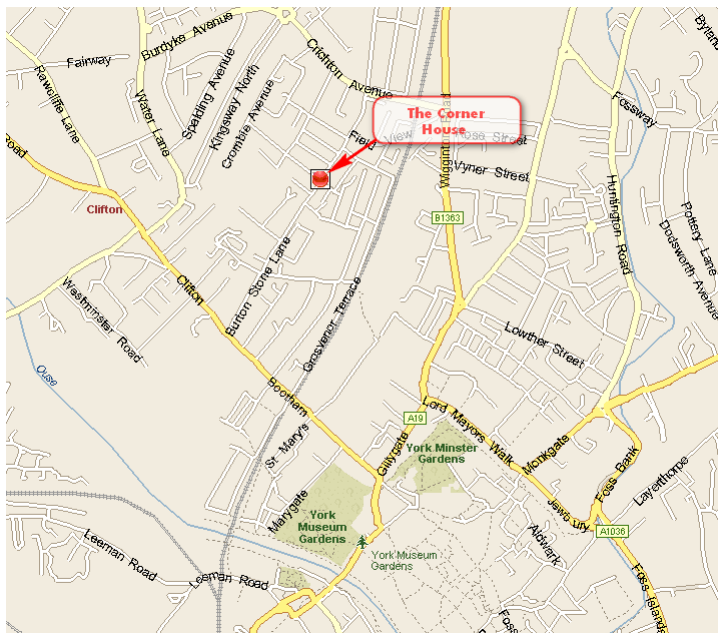
To Let

**By way of Assignment
or Under lease.**

The Corner House, 165-
167 Burton Stone Lane,
York



(SAT NAV Y030 6DG)



LOCATION

City of York is an Unitary Authority with a population of over 202,400. It lies on the River Ouse in North Yorkshire and due to its significant heritage appeal is a popular tourist destination. It is well served by national road and rail links. The Clifton Road (A19) is 1/3 mile away and the railway station accessing national East Coast mainline and local services is 1 mile to the south.

SITUATION

The premises lie in an area of high density terraced residential streets. Burton Stone Lane is a neighbourhood shopping area with retailers such as Sainsbury, hot food takeaways, hairdressers butchers and other local covenants.

PLANNING AND LICENSING

Planning and licensing consent has been secured for an open A1 planning use suitable for the operation of a national convenience store. Further details on request.



ACCOMMODATION

This was formerly a public house. The lease area extends to the whole of the area edged red on the plan to the left. The proposed retail unit extends to circa 4175 sq ft 388 sq.m. Servicing is available from the street outside bus operating hours.

LEASE TERMS

The premises are held on an effectively FRI 20 year lease from 4th December 2014 with a tenant only break at year 10 and 15. Rent reviews are 5 yearly and linked to the Retail Prices Index. The passing rent is £50,000 per annum.

Plans were drawn up under an agreement for lease for the creation of a retail unit which the current landlord will contribute an agreed financial contribution towards.

RATING ASSESSMENT

The existing overall assessment for the current public house is £11,250. This will be reassessed following redevelopment for retail use.

TERMS

The premises are available to let by way of an assignment of the current lease held by Tesco Stores Ltd or by way of under-lease.

COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

Please contact: Peter Blackett on 01670 828265 or e-mail enquiries@davisonblackett.com

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