



To Let 5/7 Nessgate, York

Prominent City Centre retail unit
Extensive display frontage
Storage on upper floors

Location

Nessgate is part of York City Centre, situated between High Ousegate and Coppergate, close to the City's main retail car parks. In addition Nessgate is part of the Inner Ring road and therefore has high visibility in respect of vehicular as well as pedestrian traffic.

Description

The unit provides good retail space on the ground floor with an extensive display frontage, basement storage and two upper floors.

Accommodation

The first floor includes a large room, formerly used as a hairdressing salon, a kitchen and 2 wcs. There are 3 rooms on the second floor. The basement has recently been refurbished and also includes a wc.

Ground Floor	46.5sq m	500sq ft approx
Basement	13.9 sq m	149 sq ft approx
First Floor	35.4 sq m	380 sq ft approx
Second Floor	44.7 sq m	480 sq ft approx
Net Internal Area	140 sq m	1,510 sq ft approx

Services

Mains gas, water, electricity, drainage

Rates

There are two Rating Assessments

RV £24,500

RV £5,000

Rent

£29,000 pa

Lease

A new lease for a term of 6 years is available.

VAT

Prices and rent, where quoted, are exclusive of VAT.

Energy Performance Certificate

The building has an EPC rating of E

A copy of the certificate is available on request.

Viewing

By appointment with Briggs Burley

Contact John Burley 07949 154881

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