



**32 WALMGATE  
YORK YO1 9TJ**

Recently refurbished, a ground floor shop of approx. 1,062sq.ft./98.65sq.m. sales space with refreshment facility and w.c. facilities at mezzanine level. Broadly rectangular in shape, there is pedestrian access at the rear. Due to the nature of services, the shop is felt unsuited to food, hair and beauty related uses. It is situated towards the Fossgate end of the street and with a varied range of retail, food and estate agency outlets in close proximity. Walmgate remains ever popular as a pedestrian route into the City Centre for both those living near-by within the City Walls or just outside in the Lawrence Street/Heslington Road areas. The property is a Listed Building within the Central Historic Core Conservation Area.

**GROUND FLOOR SHOP  
TO LET - NEW LEASE**

**RENTAL REGION:  
£20,000P.A. (EXCL.)**

## ACCOMMODATION (Approximate Dimensions)

### Ground Floor

Sales Area: 1,062 sq.ft. (98.65sq.m.). Several stairs at rear to door giving access to further stairs to welfare facilities. Rear entrance door.

### Mezzanine Level

Landing: Two W.C.'s

## BUSINESS RATES

An inspection of the GOV.UK website using [www.tax.service.gov.uk/business-rates-find](http://www.tax.service.gov.uk/business-rates-find) together with enquiries made at City of York Council's Business Rates Section (**E:** [business.rates@york.gov.uk](mailto:business.rates@york.gov.uk) or **T:** 01904 551140) revealed the following:-

Rateable Value: £17,250 (2023 Valuation List)\*

Business Rates: £8,607.75\* (2024/2025)

\*We strongly recommend that interested parties verify the above information using the contact details provided above. The property lies within the YorkBID area (**T:** 01904 809970 or **E:** [info@theyorkbid.com](mailto:info@theyorkbid.com)) where properties with an R.V. over £17,500 in the 2017 Valuation List pay an annual levy. N.B. The property had an R.V. of £19,250 in that List - to verify this use [www.tax.service.gov.uk/business-rates-find](http://www.tax.service.gov.uk/business-rates-find). A new business rate year commences on 1st April 2025.

## LEASE DETAILS

The unit is available on a new effectively full repairing and insuring lease, the length of which is negotiable (minimum lease term - 3 years without breaks). The Landlord repairs and maintains the exterior and insures for reinstatement, etc. purposes the main structure of which the subject premises are part. A proportionate part of the costs incurred in maintaining reinstatement insurance (£1,494.66 in the 2024/2025 insurance 'year') and the water supply are recovered from the Tenant. The Tenant is directly responsible for internal repairs (including the services), those to the shop front and payment of the normal general business and plate glass insurance.

In connection with the preparation of the usual Lease and Counterpart Lease, each party will be responsible for its own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate valid until 1st December 2033 and with an Energy Rating of 'C' (72) is available for this property. A copy is available either by request to the Agents or from the central database ([www.find-energy-certificate.service.gov.uk](http://www.find-energy-certificate.service.gov.uk)).

## PHOTOGRAPHS



*Front to Rear View*



*Rear to Front View*

## PHOTOGRAPHS

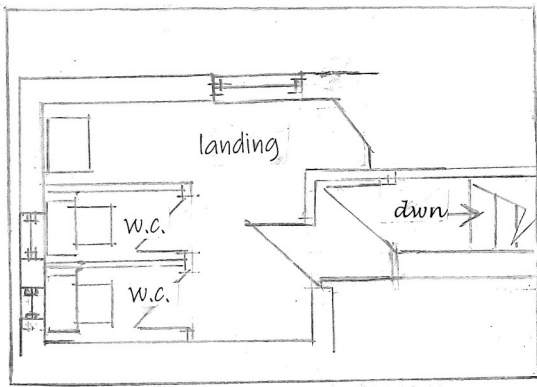


*Rear Exit & Mezzanine access (w.c.'s)*

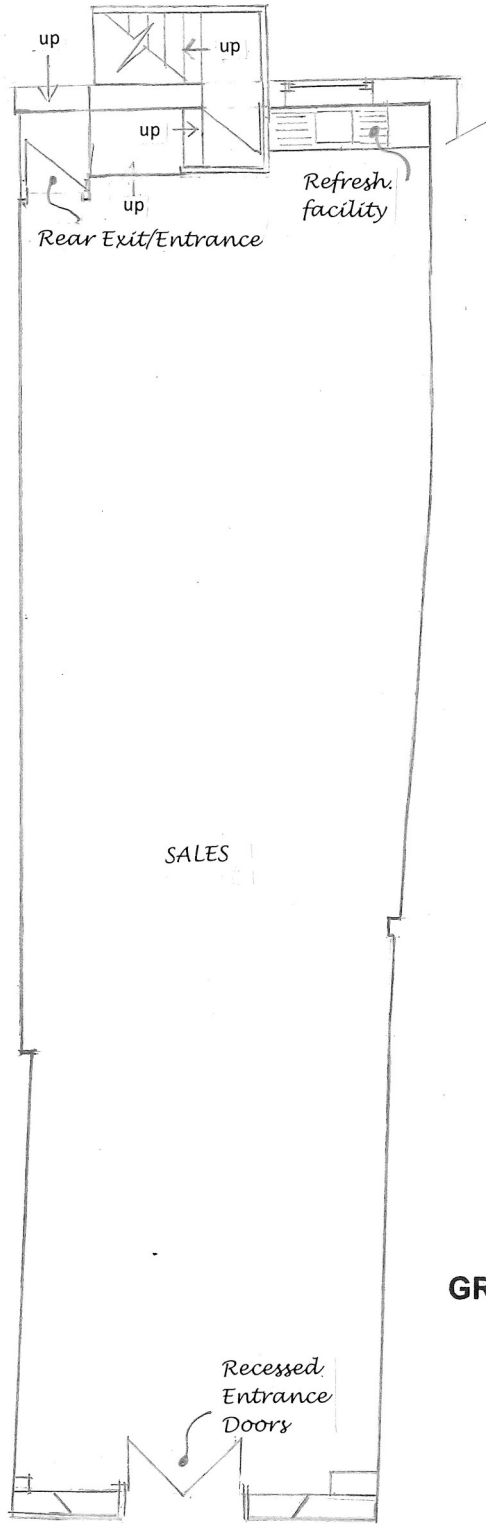


*Mezzanine Welfare Facilities*

SKETCH FLOORPLAN



MEZZANINE



GROUND FLOOR

SKETCH PLAN – 32 Walmgate, York, YO1 9TJ

FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



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