

11-15 Micklegate, York, YO1 6JH



Commercial Freehold Investment in York City Centre

- 3,767 sq.ft. of commercial property for sale in centre of York
- 2 Ground Floor Retail Units with 1st and 2nd Floor Offices above
- Established parade popular with retailers and professional occupiers
- Fully let to 4 separate tenants - total rental income: £59,500 p.a.
- £600,000 freehold reflecting NIY of 9.44%

Investment
FOR SALE

3,767 sq ft
(349.97 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	3,767 sq ft
Price	£600,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is situated on well established Micklegate and comprises two brick built mid-terrace properties under a pitched tiled roof. The freehold opportunity includes the ground floor retail of both 11 and 13 Micklegate and the first and second floors over 11-15 Micklegate.

Location

Micklegate is situated within York City Centre and is an established secondary retailing parade between the prime shopping areas and the mainline Railway Station, popular with retailers and also professional occupiers. The property is situated on the southern side of Micklegate, to the west of the River Ouse and approximately midway between George Hudson Street and Skeldergate. York is an important and historical principal commercial centre in the North of England, located 22 miles north-east of Leeds, 20 miles east of Harrogate and 12 miles east of the A1(M) motorway. It is widely acknowledged as being one of Europe’s most attractive cities and principal tourist destinations, able to boast a number of major companies including Nestle, Aviva and Shepherd Building Group.

Accommodation

The accommodation comprises the following areas:

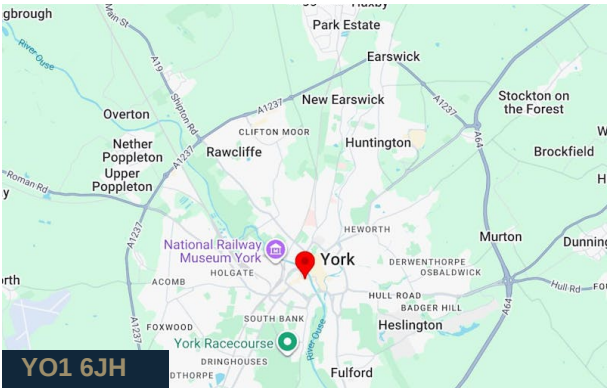
Name	sq ft	sq m	Rent	Availability
Ground - Floor 11 Micklegate	444	41.25	£13,000 /annum	Let
Ground - Floor 13 Micklegate	497	46.17	£13,250 /annum	Let
1st - Floor 11-15 Micklegate	1,565	145.39	£19,250 /annum	Let
2nd - Floor 11-15 Micklegate	1,261	117.15	£13,500 /annum	Let
Total	3,767	349.96		

Terms

The property is available freehold at £600,000 reflecting a NIY of 9.44%.

Tenancy Schedule

- 11 Micklegate: Let on 6 yr lease wef 2026 @ £13,000 p.a.
- 13 Micklegate: Let on 10 yr lease wef 2019@ £13,250 p.a.
- FF 11-15 Micklegate: Let on 6 yr lease wef 2025 @ £19,250 p.a.
- 2nd Floor 11-15 Micklegate: Let on 6 year lease wef 2022 @ £13,500 p.a.
- Total Rental Income: £59,500 p.a. See detailed Tenancy Schedule



Viewing & Further Information

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