



SMALL OFFICE SUITE 88A MAIN STREET FULFORD YORK

A recently refurbished self-contained office suite comprising landing/reception, two private offices, kitchenette and W.C. The suite has computer friendly lighting, gas central heating, good provision of power points and carpeting. Free parking is currently available in Prospect Terrace and on Fulford Road. The general area includes a range of businesses including The Design House, Buckley Flooring, Michael Hepworth Chemists, Blacks Property Consultants, CFA Accountancy etc.

OFFICES TO LET
435 SQ.FT. (40.41 SQ.M.)

RENTAL:
£5,250 P.A. (EXCL.)



ACCOMMODATION

Ground Floor

Entrance Lobby

First Floor

Landing/Reception:	78 sq.ft.	(7.24 sq.m.)
	Part only measured	
Front Office:	217 sq.ft.	(20.15 sq.m.)
Rear Office:	108 sq.ft.	(10.03 sq.m.)
Kitchenette:	32 sq.ft.	(2.97 sq.m.)
W.C.:	-	-

BUSINESS RATES

The property will be assessed for business rates in the very near future. The Rateable Value given by the Valuation Office will be used by City of York Council to assess General Rate liability.

NEW LEASE

The property is available on a new effectively full repairing and insuring lease for a minimum period of 3 years. The Tenant will be responsible for internal repair and decoration, 50% of the annual building insuring premium and 50% of the cost of repair and maintenance of the main structure. The ingoing tenant will be responsible for a contribution of £475 plus VAT towards the Landlords legal costs incurred in the preparation of lease and counterpart.

VIEWING

Strictly by appointment with the Letting Agents, Tel: 01904 679733.

IMPORTANT NOTICE

These particulars which were prepared on 3rd November 2008 are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.