



**FORMER TRADE COUNTER/HIRE & SALES CENTRE
22 HOSPITAL FIELDS ROAD
YORK**

Industrial building of just over 5,000 sq.ft. (464.5 sq.m.) within a gated compound and prior to recent closure used for tool hire/sales. Main building is 3,932 sq.ft. (365.28 sq.m.) with side addition of 1,079 sq.ft. (100.23 sq.m.). In addition a mezzanine area exists. Office content (approx. 25%) comprises showroom/counter, private office, staff and W.C. facilities. The Hospital Fields Industrial Estate south of the City Centre, just off the A19, remains ever popular due to ease of access from the A64 – York's outer ring road.

**UNDER LEASE TO ASSIGN/MAY SUB-LET
5,011 SQ.FT. (465.52 SQ.M.)
CURRENT RENT - £23,419 P.A. (EXCL.)**



ACCOMMODATION

Main Warehouse/Offices:	3,932 sq.ft.	(365.28 sq.m.)
Side Addition:	1,079 sq.ft.	(100.23 sq.m.)
Mezzanine Storage:	400 sq.ft.	(37.16 sq.m.)

Office content comprises trade counter/showroom area with display windows, private office, staff canteen, male and female W.C.'s.

BUSINESS RATES

Verbal enquiries with City of York Council revealed the following information:-

Rateable Value:	£21,000	(2005 Valuation List)
General Rates Payable:	£10,185	(2009/2010)

The above information can be verified by contacting City of York Council on 01904 551140 (Rates Payable). In respect of the Rateable Value contact Valuation Office Agency on 01904 528000.

CURRENT UNDERLEASE

Commencement Date:	18-04-08	Rent:	£23,419 p.a. (excl.)
Duration:	15 years	Approx. Unexpired Term:	14 years
Break:	2020 (12 th ann.)	Next Review:	18-04-13

A copy of the lease is available for inspection at the Agent's Office in York.

JOINT AGENT



Tel: 01204 522275
Fax: 01204 525775

VIEWING

Strictly by appointment with the Letting Agents on Tel: 01904 679733



Trade Counter Area

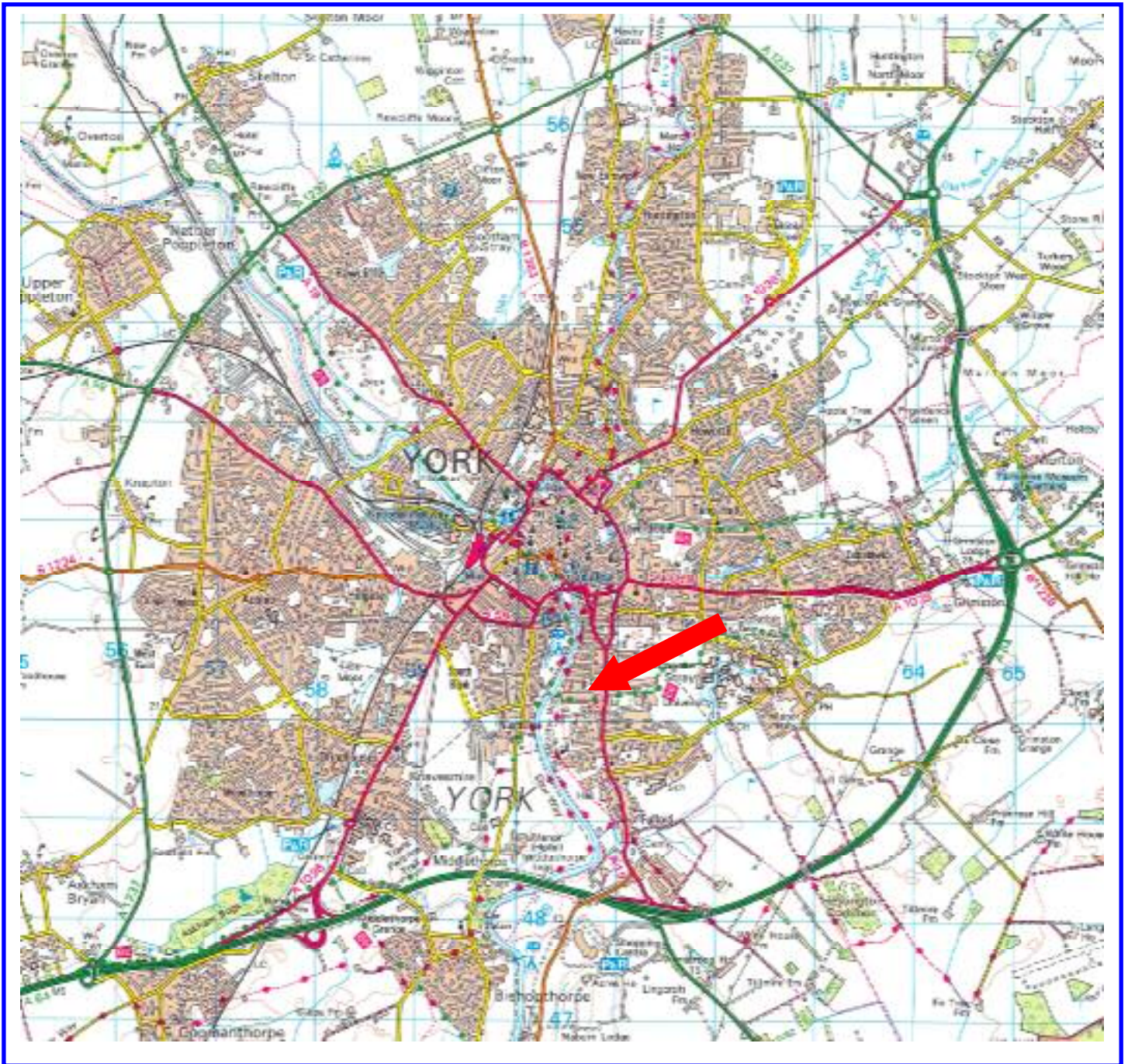


Main Warehouse Interior



Side Extension Interior

LOCATION PLAN



IMPORTANT NOTICE

These particulars which were prepared on 26th January 2009 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.