



**13/14 NEWGATE
YORK**

A City centre retail unit fronting the main pedestrian thoroughfare in York's Newgate Market. Linking Parliament Street and King's Square, Newgate Market is a major centre of activity. The subject premises have been used for some time by a privately owned jewellery retailer with hair/beauty salons on the upper floors. A new lease is now available and enquiries from retail operators (A1) are invited.

**CITY CENTRE SHOP
TO LET – NEW LEASE**

**RENTAL REGION:
£27,750 P.A. (EXCL.)**



ACCOMMODATION

Ground Floor

Sales:	426 sq.ft.	(39.57 sq.m.)
Office:	83 sq.ft.	(7.71 sq.m.)

First Floor

Sales/Stock:	418 sq.ft.	(38.83 sq.m.)
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Second Floor

Sales/Stock:	490 sq.ft.	(45.52 sq.m.)
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BUSINESS RATES

Verbal enquiries of City of York Council (Business Rate Section) reveal the following:-

Shop	R.V.	£22,250	£10,791.25	payable 2009/2010
1 st /2 nd Floor	R.V.	£6,400	£3,104.00	payable 2009/2010

The above information can be verified by contacting City of York Council on 613161 – Business Rate Section.

NEW LEASE

The premises are available on a new full repairing and insuring lease for a minimum 10 year term with an upward only rent review effective after five years. The incoming tenant will be responsible for a contribution of £500 plus VAT towards the Landlords legal costs.

VIEWING

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



Newgate Market

IMPORTANT NOTICE

These particulars which were prepared on 12th July 2005 and amended on 4th December 2008 and 9th March 2009 (rate increase) 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.