



**5 THE CRESCENT
BLOSSOM STREET
YORK**

Small office suite of 904 sq.ft. (83.98 sq.m.) on upper and lower ground floors. Popular location just off one of the main routes into the City which most would regard as being within walking distance of the Rail Station and York's retail core. The property has electric heating and is carpeted. Available on a new lease. 2/3 PARKING SPACES available under separate licence if required.

**SMALL OFFICE SUITE
PARKING AVAILABLE**

**RENT (OFFICES)
£9,250 P.A. (EXL.)**



ACCOMMODATION

Upper Ground Floor

Through Office: 433 sq.ft.
Rear Lobby:

Lower Ground Floor

Through Office: 432 sq.ft.
Rear Lobby:
Separate W.C.
Kitchenette: 39 sq.ft.

BUSINESS RATES

An inspection of the Valuation Office's website on 5th March 2009 revealed a Rateable Value of £6,700. For the 2009/2010 rate year this would produce rate liability of £3,249.50. This can be confirmed by contacting City of York Council (Business Rates) on 01904 613161 to whom enquiries regarding small business rate relieve can be made.

NEW LEASE

The property is available on a new lease containing effectively full repairing and insuring covenants on the part of the tenant. Minimum term 3 years although the Landlord is prepared to grant a 5 year term with rent fixed throughout. The ingoing tenant to make a contribution of £500 plus V.A.T. towards the costs of preparing the lease and counterpart.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

Prior to an inspection, interested parties may wish to consider (a) their ability to meet a Landlord's standard requirement for references (further details available on request) and (b) whether the proposed use is acceptable to the Landlord and/or whether it requires Local Authority approval for a change of use. A copy of our leaflet 'Application for a Lease of Commercial Property' is available from our office on request.

IMPORTANT NOTICE

These particulars which were prepared on 11th February 2008 amended on 11th 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.