



## **18 SHAMBLES YORK**

A particularly impressive retail unit in probably the City's most famous street. The shop is one of the larger units in the street with generally unobstructed sales space. In addition to ground floor there is a cellar storage area. Shambles contains a range of private specialist retailers together with the long time presence of Edinburgh Woollen Mill.

**CITY CENTRE  
SHOP TO LET**

**NEW LEASE  
RENT: £33,750 P.A. (EXCL.)**



## ACCOMMODATION

Ground Floor Sales:	627 sq.ft.	(58.25 sq.m.)
Understairs Store:	29 sq.ft.	(2.69 sq.m.)
Understairs Store:	13 sq.ft.	(2.13 sq.m.)
Kitchen:	26 sq.ft.	2.41 sq.m.)
Separate W.C.:	-	-
Rear Service Lobby:	29 sq.ft.	(2.69 sq.m.)
Basement Store:	174 sq.ft.	(25.45 sq.m.)

## BUSINESS RATES

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

Rateable Value:	£29,250	(2005 Valuation List)
General Rates:	£13,776.75	(2009/2010)

This information can be verified by contacting City of York Council on 01904 551140 Business Rates. The Rateable Value can also be checked on [www.voa.gov.uk](http://www.voa.gov.uk).

## LEASE DETAILS

The new lease will be in a standard form for the block of which it forms part. The Tenant is responsible for internal repair decoration and the shop front. The Landlord undertakes external repair, decoration etc. to the block and recovers costs on a proportionate part basis from the various occupiers through a service charge. The building insurance premium is apportioned on a similar basis. Commencing Rent: £33,750 p.a. (excl.). The ingoing tenant will be responsible for a contribution of £500 + VAT towards the Landlord's legal costs.

## VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



**Shambles, York**

## INTERNAL PHOTOGRAPHS

(Fittings etc. associated with the existing business will be removed)



View – Right hand side towards rear



View – Left hand side towards rear

**IMPORTANT NOTICE**

These particulars which were prepared on 25<sup>th</sup> March 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.