



74 GOODRAMGATE YORK

A rare opportunity to acquire a retail unit of over 1,000 sq.ft. (92.9 sq.m.) ground floor sales in the City Centre. The double fronted unit is located at the favoured end of the street close to Bon Marché, Superdrug, Maynews etc. Goodramgate is home to the Boyes Store which always generates pedestrian flow and is a busy route into town for those using the City's long stay car parks and those living in the Monkgate, Huntington Road and Groves residential areas.

**SHOP TO LET
NEW LEASE**

**RENT REGION:
£40,000 P.A. (EXCL.)**



ACCOMMODATION

Ground Floor

Front Sales:	888 sq.ft.	(82.49 sq.m.)
Rear Sales (Raised):	244 sq.ft.	(22.66 sq.m.)
Office:	88 sq.ft.	(8.17 sq.m.)
Kitchenette:	30 sq.ft.	(2.78 sq.m.)
W.C.:	-	-

First Floor

Stock (4 areas):	1,248 sq.ft.	(115.93 sq.m.)
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Second Floor

Stock:	188 sq.ft.	(17.46 sq.m.)
	Measured at 5 feet/1.5m headroom	

BUSINESS RATES

Enquiries with City of York Council revealed the following information:-

Rateable Value:	£34,750	(2005 Valuation List)
General Rates:	£16,853.75	(2009/2010)

The Rateable Value can be checked by contacting the Valuation Office Agency 01904 528000 and rates payable by contacting City of York Council 01904 551140 (Business Rates Section).

LEASE DETAILS

The property is available on a new lease for a minimum period of 5 years with rent paid quarterly in advance by bank transfer. The lease is in a full repairing format with the Tenant also responsible for repayment of the annual insurance premium paid by the Landlord. Each party will be responsible for its own legal costs in the matter.

VIEWING

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

IMPORTANT NOTICE

These particulars which were prepared on 27th 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. Rating assessments can increase or decrease. Information contained has been collated as a result of verbal enquiries 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.