



**Now with
D1 Consent**



**LOCK-UP SHOP
94 MAIN STREET
FULFORD
YORK**

A lock-up shop on ground floor of only 308 sq.ft. (28.61 sq.m.) within Fulford's main shopping parade fronting the busy A19 route. On-street parking is available outside the property and traders near-by include Fulford Cycles, Tops Hair Salon, Ruby Slipper (children's shoes), The Design House, Buckley Flooring and Michael Hepworth Chemist. The virtual freehold interest is for sale (long leasehold 986 years unexpired) or to let on a new lease. Planning permission granted (subject to conditions) on 26th June 2008, Decision No. 08/00955/FUL, City of York Council, for change of use to Physiotherapy Practice (D1).

GROUND FLOOR SHOP
PRICE:
RENT:

FOR SALE/NEW LEASE
REGION £119,000
£8,000 P.A. (EXCL.)



ACCOMMODATION

Sales:	308 sq.ft.	(28.61 sq.m.)
Lobby:	-	-
Separate W.C.:	-	-

BUSINESS RATES

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

Rateable Value:	£5,500	(2005 Valuation List)
General Rates:	£2,352.81	(2008/2009)

This information can be confirmed by contacting City of York Council on 01904 551140.

LEASE DETAILS

Original term:	999 years	Rent Review:	2015 + 20 yearly
Un-expired term:	986 years	Insurance:	Annual re-imburement
Rent:	£20 p.a.	Repairs:	Effectively full repairing

The virtual freehold (i.e. long leasehold) interest is available for sale subject to Landlord's approval. The Owners will consider a new lease on terms to be negotiated.

VIEWING

Strictly by appointment with the Selling Agents Tel: 01904 679733



Shopping Parade



Interior

IMPORTANT NOTICE

These particulars which were prepared on 19th March 2008 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.