Blacks
PROPERTY CONSULTANTS

WAREHOUSE/TRADE COUNTER
UNIT 2 BAWTRY ROAD INDUSTRIAL ESTATE
SELBY. YO8 8NB

Industrial unit of 4,180 sq.ft. (388.32 sq.m.) gross internal area to include showroom/trade counter area. The unit has a good provision for on-site parking and general servicing. The Bawtry Road Industrial Estate's occupiers include Jewson, Travis Perkins and Tarmac; it lies south of the Town Centre just off the A1041 and easily accessible from the Town Centre and the Town's By-Pass (A63).

INDUSTRIAL UNIT - TO LET
LEASE ASSIGNMENT

LEASE RENT:
£22,000 P.A. (EXCL.)

95 Main Street, Fulford, York YO10 4PN
T: 01904 679733 F: 01904 679687
E: enquiries@blacksproperty.com W: www.blacksproperty.com

ACCOMMODATION

Warehouse/Boiler/Kitchen/W.C.:	2,831 sq.ft.	(262.99 sq.m.)
Showroom/Office/W.C.:	1,349 sq.ft.	(125.32 sq.m.)

The property is situated in a gated site with good parking, circulation space and rear compound.

BUSINESS RATES

Enquiries with Selby District Council and an inspection of the Valuation Office's website revealed the following information:-

Rateable Value:	£16,250	(2005 Valuation List)
General Rates:	£7,881.25	(2009/2010)

The above information can be checked by contacting Selby District Council on 01757 705101 and by visiting the Valuation Office Agency's website on www.voa.gov.uk. Rateable Values can change at any time.

LEASE

The existing lease is available for assignment or a sub-letting may be considered. Both are subject to status and Landlord's approval. Lease terms are summarised as follows:-

Commencement:	13.02.2003	User:	B1, B2 or B8
Length of Lease:	15 years	Rent:	£22,000 p.a. (excl.)
Un-expired Term:	8+ years	Next Review:	2013

Please note that a permitted use within the lease does not avoid the need for planning approval for an alternative use. A copy of the lease is available for inspection at the Agent's office during normal office hours.

VIEWING

Strictly by prior appointment with the Letting Agents - Tel: 01904 679733

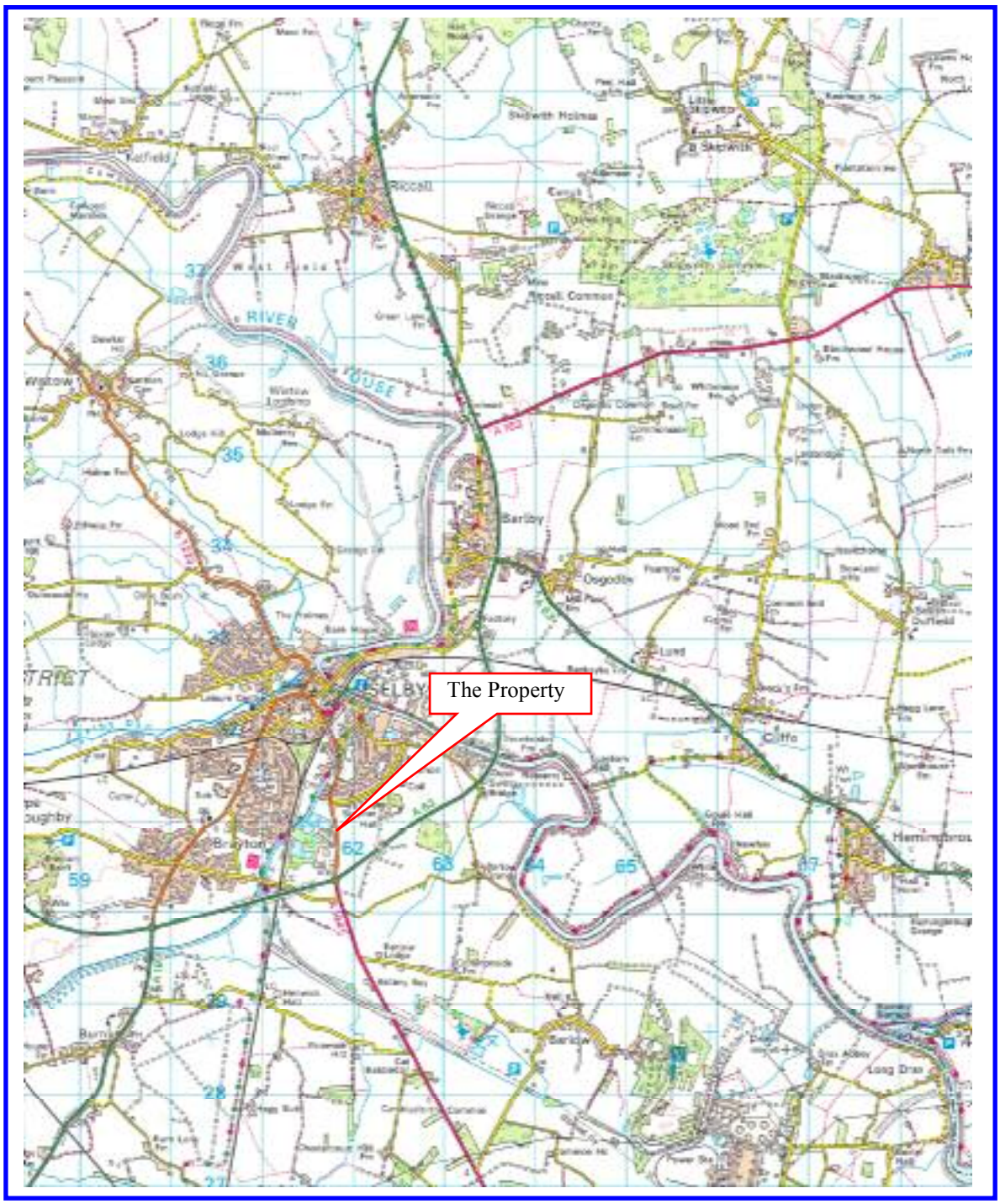
PHOTOGRAPHS

Showroom

Rear Compound

Warehouse

LOCATION PLAN



IMPORTANT NOTICE

These particulars which were prepared on 27th July 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 (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. 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.