



UNIT 2, HAXBY SHOPPING CENTRE MAIN STREET HAXBY

A modern unit of approximately 510 sq.ft. (47.38 sq.m.) formerly in A2 (financial and professional services) use but capable of reverting to A1 retail (subject to Landlord's approval). Other occupiers in the centre include Thomas the Baker, Jack Fulton, HSBC Bank Plc etc. The near-by Somerfield supermarket also ensures a high level of pedestrian activity in this area. The un-expired lease term (approx. 4 years) without further rent review, is available for assignment.

**A2 OFFICE/A1 RETAIL
LEASE TO ASSIGN**

**RENT:
£13,500 P.A. (EXCL.)**



ACCOMMODATION

Ground Floor Sales: 510 sq.ft. (47.37 sq.m.)

The unit has been partitioned by the former occupiers to form a store next to the W.C. Shop depth is 32' 6" (9.90m), width at the front 10' 8" (3.24m) increasing to 19' 6" (5.94m).

BUSINESS RATES

An examination of the current year's rate demand reveals the following:-

Rateable Value:	£9,300 p.a.	(2005 Valuation List)
General Rates:	£4,510.50	(2009/2010)

This information can be verified by contacting City of York Council on Tel: 01904 551140 (Business Rate Section).

LEASE DETAILS

Commencement Date:	06.06.02	Rent:	£13,500 p.a. (excl.)
Term:	10 years	Service Charge:	Yes
Unexp. Term:	Under 3yrs	Next Review:	None

A copy of the lease is held at the Agent's office. The lease is available for assignment subject to Landlord's approval. A contribution of £500 plus VAT is required towards the Assignor's legal fees including those of the Landlord in granting Licence to Assign.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



The Centre

IMPORTANT NOTICE

These particulars which were prepared on 28th July 2008 and amended on 4th March 2009 (rating assessment) and 1st September 2009 (un-expired term) 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.