



**A3
CONSENT**



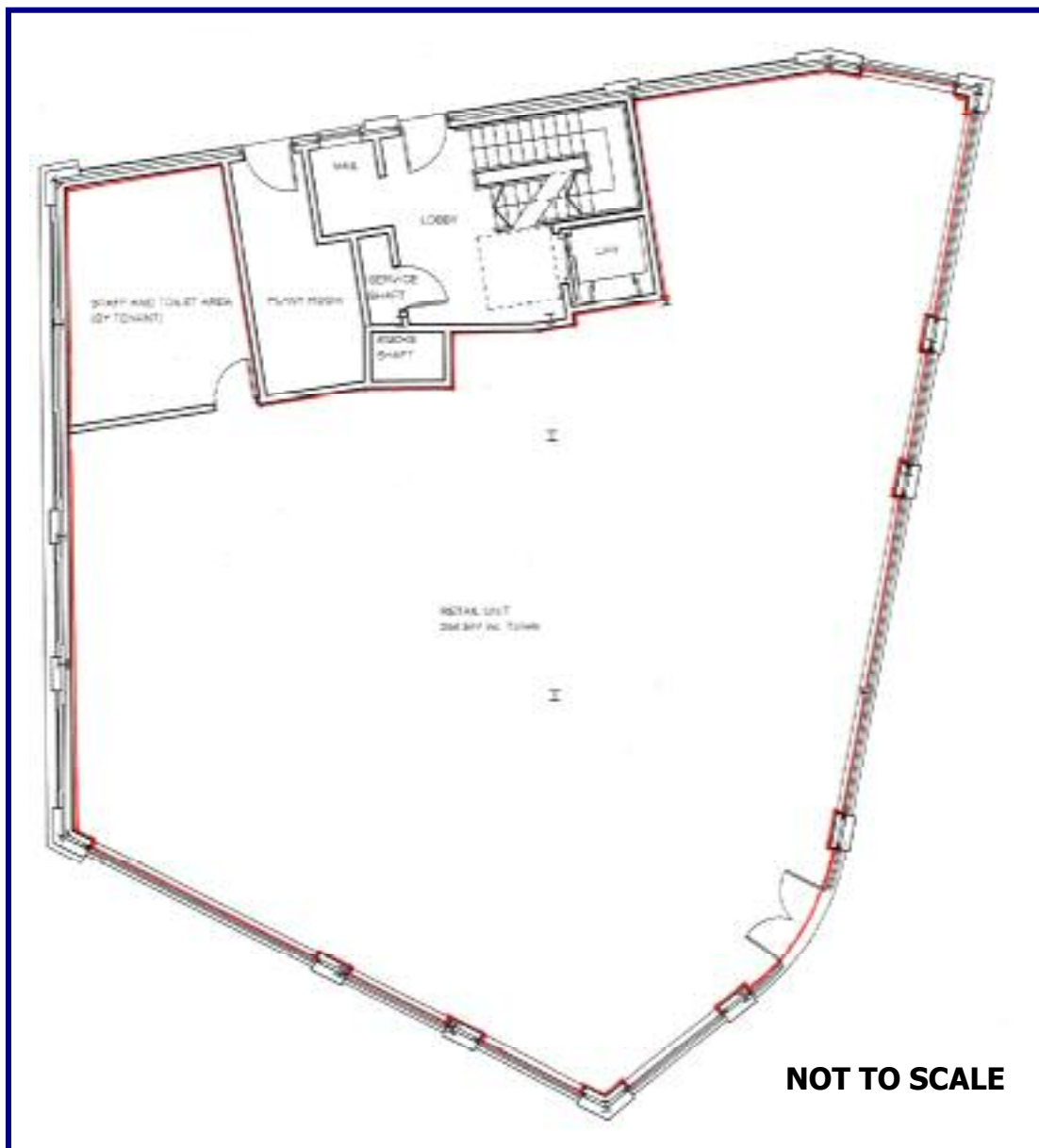
NEW CITY CENTRE RETAIL UNIT 14 MERCHANTS PLACE, MERCHANTGATE, YORK

A retail/A3 restaurant consent unit of approx. 2,734 sq.ft. (253.98 sq.m.) to include an area of approx. 184 sq.ft. (17.09 sq.m.) allocated for Staff/W.C. facilities etc. completed to a shell finish. The property occupies an exceptionally prominent corner position and has an impressive retail frontage. Retailers in Piccadilly include, Marks and Spencer, Top Shop, Oddbins, Pavers Shoes, Multi York, Argos etc. and this new unit is on the opposite side of the street to York's Coppergate Centre. The area enjoys a high level of pedestrian activity due to the location of bus stops, City Centre Car parks, offices and apartments in Piccadilly. Piccadilly is also a main route into the City for residents in the Fishergate/Fulford Road area. A3 consent has been granted - subject to conditions.

**SHOP TO LET (A3 CONSENT) - NEW LEASE
RENTAL OFFERS INVITED - GUIDE £75,000 P.A. (EXCL.)**



LAYOUT PLAN



LEASE TERMS

The property is offered on a new effectively full repairing and insuring lease for a minimum period of 10 years. Rent reviews to be at 5 yearly intervals in an upward only form. Use to be A1/A3. Each party to pay its own legal costs in the matter.

BUSINESS RATES

The property is not yet assessed for Rateable Value.

IMPORTANT NOTICE

These particulars which were last amended on 11-11-09 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.