



**NOW WITH
A3 CONSENT
SUBJECT TO CONDITIONS**



6 JUBBERGATE YORK

A highly prominent City Centre retail unit of 964 sq.ft. (89.55 sq.m.) ground floor plus open plan first floor and second floor currently providing partitioned staff facilities. The unit enjoys excellent frontages to both Jubbergate (approx. 35' 6"/10.82m) and Newgate Market (38' 6"/11.73m) and being only yards away from Parliament Street. Jubbergate forms part of York's main market area attracting shoppers to add to those walking through from the King's Square/Shambles area to Parliament Street and Market Street. Near-by occupiers include Pret-a-Manger, Marks & Spencer, Thomson Travel, Pizza Hut etc.

**CITY CENTRE SHOP
TO LET - NEW LEASE**

**RENTAL REGION:
£69,500 P.A. (EXCL.)**



ACCOMMODATION

Ground Floor

Sales: 964 sq.ft. (89.55 sq.m.)

First Floor

Sales/Stock: 912 sq.ft. (84.72 sq.m.)
Open plan layout and enjoying a high degree of natural light.

Second Floor

Stock/Staff: 651 sq.ft. (60.47 sq.m.)
Partitioned to provide 2 stores & staff kitchen

2 W.C.'s: - -

Boiler Room: - -

BUSINESS RATES

Verbal enquiries to City of York Council and an inspection of the Valuation Office Agency's website revealed the following information:-

Rateable Value:	£51,000	(2005 Valuation List)
General Rates Payable:	£24,735	(2009/2010)

The Rateable Value can be confirmed by visiting www.voa.gov.uk and rate liability by contacting City of York Council on 01904 551140 - Business Rates.

LEASE DETAILS

The property is available on a new full repairing and insuring lease for a term of 10 years. Under the terms of the Lease the Landlord insures for re-instatement etc. and recovers the premium each year from the Tenant. Each party will be responsible for its own legal costs in the matter.

VIEWING

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



Newgate Market Entrance

STREET TRADERS PLAN

The Property

50 metres

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N.B. Please note that the plan is the latest available edition. Occupation of units obviously can change and interested parties are advised to check latest occupation of properties by personal inspection.

IMPORTANT NOTICE

These particulars which were prepared on 1st September 2009 and amended on 9th December 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.