



**15 - 17 CHURCH STREET
YORK**

City Centre shop with 1,527 sq.ft. (141.85 sq.m.) ground floor sales with additional sales on first floor (display window) complimented by storage at first, second, third and basement levels. Near-by retailers include Game Station, the Works, The Gift Company, Pandora, Rayners Opticians, Sony Centre etc. Church Street is a busy link between Parliament Street/St. Sampson's Square and the Low Petergate/Goodramgate/King's Square junction. As the photograph shows the property has an excellent frontage.

**SHOP TO LET
NEW LEASE AVAILABLE**

**RENT REGION:
£87,500 P.A. (EXCL.)**

ACCOMMODATION

Floor areas have been provided by our Joint Letting Agents and are as follows:-

Ground Floor Sales:	1,527 sq.ft.	(141.85 sq.m.)
First Floor Sales:	490 sq.ft.	(45.52 sq.m.)
First Floor Storage:	549 sq.ft.	(51.00 sq.m.)
Second Floor Storage:	527 sq.ft.	(48.95 sq.m.)
Third Floor Storage:	570 sq.ft.	(52.95 sq.m.)
Basement Storage:	660 sq.ft.	(61.31 sq.m.)

BUSINESS RATES

An inspection of the Valuation Office Agency's website (www.voa.gov.uk) and a call to City of York Council's business rates section (01904 551140) revealed the following:-

Rateable Value:	£94,000	(2010 Valuation List)
General Rates Payable:	£38,916	(2010/2011)

Rateable values can change at anytime. We strongly advise interested parties to verify the above information.

LEASE TERMS

The property is available on a new full repairing and insuring lease the length of which is negotiable. Rent reviews at five yearly intervals in an upward only basis. Each party will be responsible for its own legal costs in the matter.

VIEWING

Strictly by appointment with the Joint Letting Agents



Tel: 0113 234 7900



Tel: 01904 679733



Ground Floor Sales Front



Ground Floor Sales Rear



First Floor Sales



50 metres

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 all products and services
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IMPORTANT NOTICE

These particulars which were prepared on 10th August 2009, amended 4th July 2011 (rent reduction) and 7th September 2011 (new photographs) 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.