



PROMINENT CITY CENTRE SHOP

**16 GOODRAMGATE
YORK**

TO LET - £19,000 P.A. (EXCL.)

DESCRIPTION:

City Centre retail unit on ground floor with ancillary accommodation in the Basement. Ground floor sales of 575 sq.ft. (53.41 sq.m.) is complimented by stock-staff space of 86 sq.ft. (7.98 sq.m.). In the Basement there is a Kitchenette of 65 sq.ft. (6.03 sq.m.), W.C. and further Storage. The unit has a good degree of prominence due to an extensive frontage and return.

LOCATION:

The property is situated at Goodramgate's junction with Ogleforth on a busy pedestrian route into the City from the City's long-stay car parks and The Groves residential area. Monk Bar and the access to the City Walls is in close proximity as is The Minster, St. Williams College and other visitor attractions. Goodramgate contains a wide variety of private retailers together with a number of national groups. The location of the property is shown on the Street Traders Plan extract shown overleaf.

BUSINESS RATES:

Enquiries with City of York Council (Tel: 01904 551140) and a visit to the Valuation Office Agency's website - www.voa.gov.uk revealed the following information:-

Rateable Value: £12,250. (2005 Valuation List)
General Rates: £5,941.25 (2009/2010)

We recommend that interested parties verify this information using the above contact details. Rate liability changes of 1st April each year.

BUSINESS LEASE:

The property is available on a new lease the length of which is negotiable, save for a minimum term of 3 years. The tenant is responsible for internal repair and decoration together with a proportionate part of the cost of maintaining the main structure. In addition, the tenant is responsible for a proportionate part of the overall building insurance premium. Each party will be responsible for its own legal costs in the matter.

INSPECTIONS

Inspections can be arranged during normal business hours by contacting the Letting Agents, Tel: 01904 679733. Prior to an inspection, interested parties may wish to consider (a) their ability to meet a Landlord's standard requirement for references (further details available on request) and (b) whether the proposed use is acceptable to the Landlord and/or whether it requires Local Authority approval for a change of use. A copy of our leaflet 'Application for a Lease of Commercial Property' is available from our office on request.



