



1 HORNBY'S PASSAGE STONEGATE YORK

Modern retail unit situated just off York's famous Stonegate and on a pedestrian route from the 'New Look' store into the street. The unit offers approximately 965 sq.ft. (89.64 sq.m.). This part of the City is now a prime fashion area with Stonegate now home to Jack Wills, Jigsaw, Whistles, Ghost, Whitestuff, etc.

**SHOP TO LET
NEW LEASE**

**RENTAL REGION:
£15,000 P.A. (EXCL.)**

Retail | Offices | Industrial | Investment | Development

Blacks Property Consultants Ltd., 95 Main Street, Fulford, York. YO10 4PN

T: 01904 679733 F: 01904 679687 E: enquiries@blacksproperty.com W: www.blacksproperty.com

ACCOMMODATION

Ground Floor Sales: 895 sq.ft. (83.14 sq.m.)
W.C.: - -

Sales is currently partitioned to provide main sales with stock/w.c. to the rear.

BUSINESS RATES

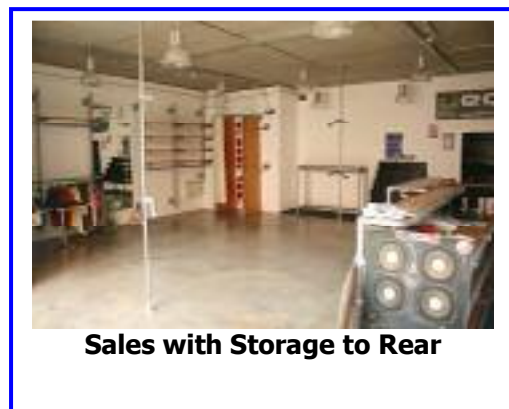
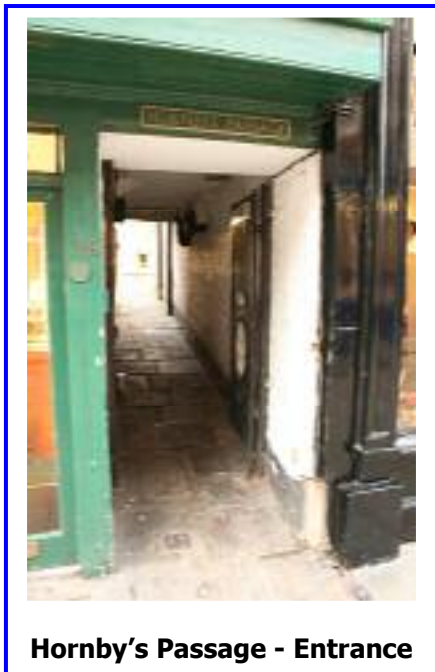
An inspection of the Valuation Office Agency's website reveals a Rateable Value of £12,000 (2005 Valuation List). **In the rate year 2009/2010 liability for general rates was £5,820.** Rateable Values can be checked by visiting www.voa.gov.uk and rate liability by contacting City of York Council on 01904 551140.

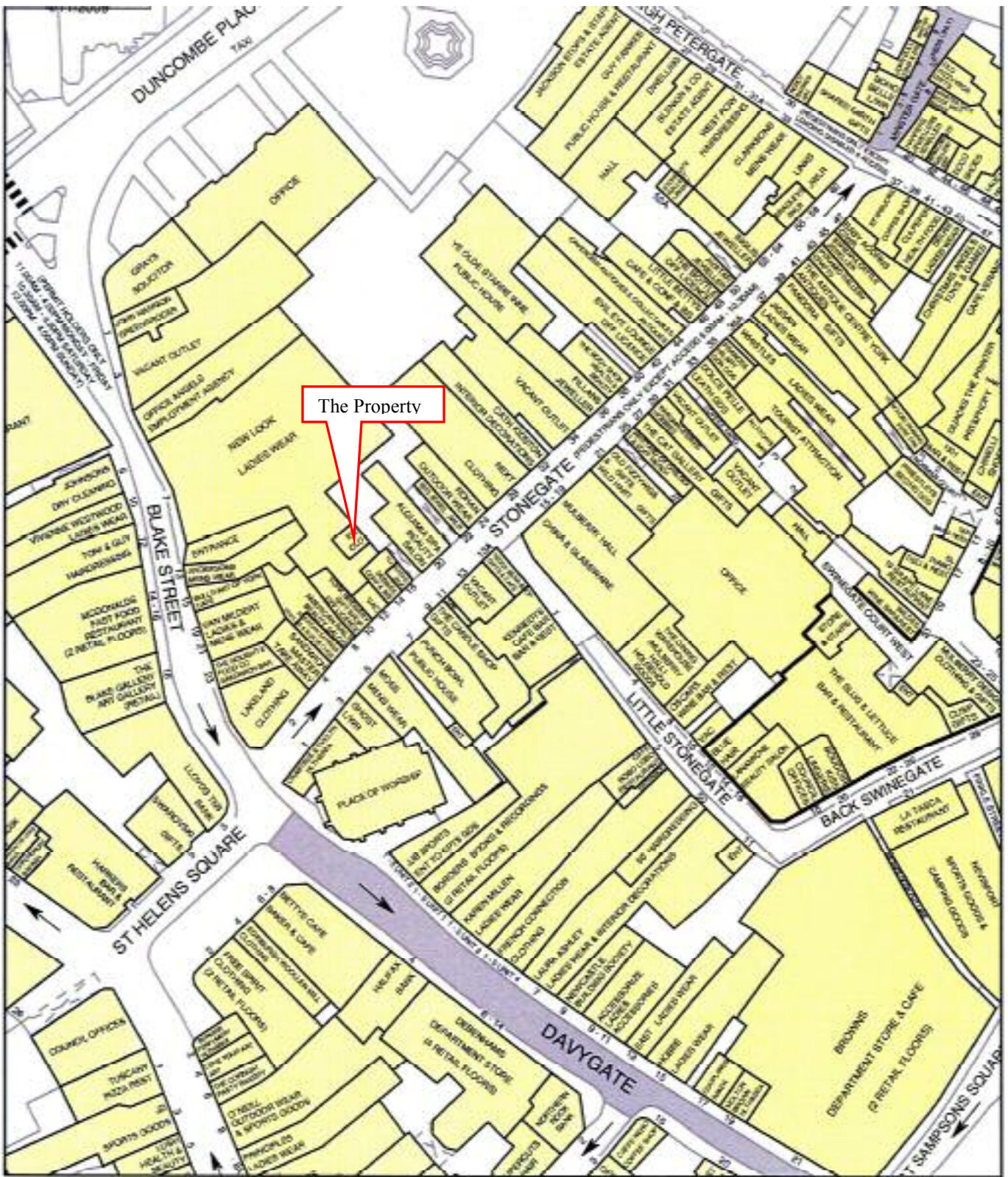
LEASE DETAILS

The property is available on a new effectively full repairing and insuring lease, the length of which is negotiable. Each party will be responsible for its own legal costs in the matter.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733





The Property

50 metres


 For more information on our products and services
www.goodplans.co.uk
 0845 6016011
good.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
 2007 Experian Ltd All Rights Reserved
 This product includes mapping data licensed from
 DeLorme, Bentley & Esri. Copyright 2006.
 Licence number PU 12001726.

 For full terms & copyright conditions visit
www.goodplans.co.uk

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 4th November 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.