



46 - 50 PICCADILLY YORK

Showroom of approximately 3,725 sq.ft. (346.05 sq.m.) on a busy route into the City Centre and with offices, modern residential developments and car parks in close proximity. The property represents a rare opportunity to obtain largely unobstructed retail space on the edge of the City Centre. Piccadilly as one gets nearer to the City Centre contains numerous 'high street' names. The property is available due to the relocation of the current business which has occupied the premises for many years.

TO LET – NEW LEASE
3,725 SQ.FT. (346.05 SQ.M.)

RENT REGION:
£30,000 P.A. (EXCL.)

Retail | Offices | Industrial | Investment | Development

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

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ACCOMMODATION

Showroom (partitioned in part):	3,725 sq.ft.	(346.05 sq.m.)
Mezzanine:	306 sq.ft.	(28.42 sq.m.)
Shared W.C. facilities:	-	-

BUSINESS RATES

Enquiries with City of York Council (01904 551140) and an inspection of the Valuation Office Agency's website (www.voa.gov.uk) reveals the following information:-

Rateable Value:	£30,000*	(2005 Valuation List)
General Rates:	£14,550	(2009/2010)

We recommend that interested parties confirm the above information prior to proceeding with an acquisition of the property.

* A new Valuation List becomes effective on 1st April 2010.

LEASE DETAILS

The property is available on a new lease for a minimum period of 3 years and outside the Landlord and Tenant Act 1954's security of tenure provisions. Each party will be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733

IMPORTANT NOTICE

These particulars which were prepared on 25th January 2010 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.