



## **19 SHAMBLES YORK**

Ground floor shop (with basement storage) situated in one of York's most famous City Centre streets and where a wide variety of retailers are located. Shambles has recently been voted Britain's most picturesque street in the Google Street View Awards. The property is in close proximity to Edinburgh Woollen Mill and Cox of Yorkshire – both long established names in Shambles. The subject property is larger than many of the units in the street and enjoys a good window frontage. Shambles is obviously a major part of the City's tourist route and contains a wide variety of specialist retailers.

**SHOP TO LET  
NEW LEASE**

**RENTAL REGION  
£32,000 P.A. (EXCL.)**

## ACCOMMODATION

Sales:	616 sq.ft.	(57.22 sq.m.)
Office:	46 sq.ft.	(4.27 sq.m.)
Rear Lobby:	32 sq.ft.	(2.97 sq.m.)
Kitchenette:	30 sq.ft.	(2.78 sq.m.)
W.C.:	-	-
Basement Stock:	438 sq.ft.	(40.69 sq.m.)

## BUSINESS RATES

Enquiries with City of York Council on the 12<sup>th</sup> March 2010 revealed the following information:-

Rateable Value:	£38,500	(2010 Valuation List)
General Rates:	£15,939	(2010/2011)

The above information can be verified by contacting City of York Council (Business Rate Section) on 01904 551140. The Rateable Value can be checked by visiting the Valuation Office Agency's website on [www.voa.gov.uk](http://www.voa.gov.uk).

## LEASE DETAILS

The property is available on a new effectively full repairing and insuring lease for a minimum term of 5 years. The Tenant is responsible for internal repairs, the shop front and decoration. The Tenant is also responsible for a proportionate part of the cost of maintaining and insuring the block of property of which the premises form part. Charges for the past year (ending 24.03.2010) were - Insurance £469.34 + VAT, Service Charge £727.50 + VAT.

## VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



**Shambles**

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**95 Main Street, Fulford, York. YO10 4PN - [enquiries@blacksproperty.com](mailto:enquiries@blacksproperty.com)**

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## IMPORTANT NOTICE

These particulars which were prepared on 15<sup>th</sup> March 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, 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.