



27 STONEGATE, YORK

TO LET - LEASE ASSIGNMENT - PREMIUM OFFERS INVITED

City Centre retail unit in one of its most popular streets, favoured particularly by the fashion sector. Ground floor sales of approx. 800 sq.ft. (74.32 sq.m.) is complimented by ancillary space on first approx. 517 sq.ft. (48.95 sq.m.) and second approx. 310 sq.ft. (28.79 sq.m.) floors.

LOCATION

Retailers within the street include Body Shop, Cath Kidston, White Stuff, Crabree & Evelyn, Link, Whistles, Jigsaw, Mulberry Hall etc. Local pedestrian activity is boosted by much of the year by the City's vast number of visitors. Stonegate is, of course, one of the streets giving access to The Minster.

ACCOMMODATION

Ground Floor Sales:	800 sq.ft.	(74.32 sq.m.)
First Floor Stock*:	517 sq.ft.	(48.03 sq.m.)
Second Floor Stock/Staff:	310 sq.ft.	(28.79 sq.m.)
Separate W.C.:	-	-
Attic:	not measured	

*This area has been used for sales in the past.

LEASE DETAILS

Commencement:	29 th September 1987
Expiration:	28 th September 2012
Rent:	£42,500 p.a. (excl.) + VAT
Next Review:	None
Use:	Retail Shop (A1) - Lessor consent needed for actual use.

Each party will be responsible for its own legal costs in the matter. The Assignor will be responsible for gaining Landlord's consent to the assignment and the Assignee's proposed use.

BUSINESS RATES

An inspection of the Valuation Office Agency's website and verbal enquiries to City of York Council reveal the following information:

Rateable Value:	£40,750	(2010 Valuation List)
Rates Payable:	£16,870.50	(2010/2011)

Interested parties are strongly advised to clarify this information.

PREMIUM

Offers invited in the region of £10,000 for the unexpired leasehold interest.

VIEWING

Strictly by appointment with the Letting Agents - Tel: 01904 679733.



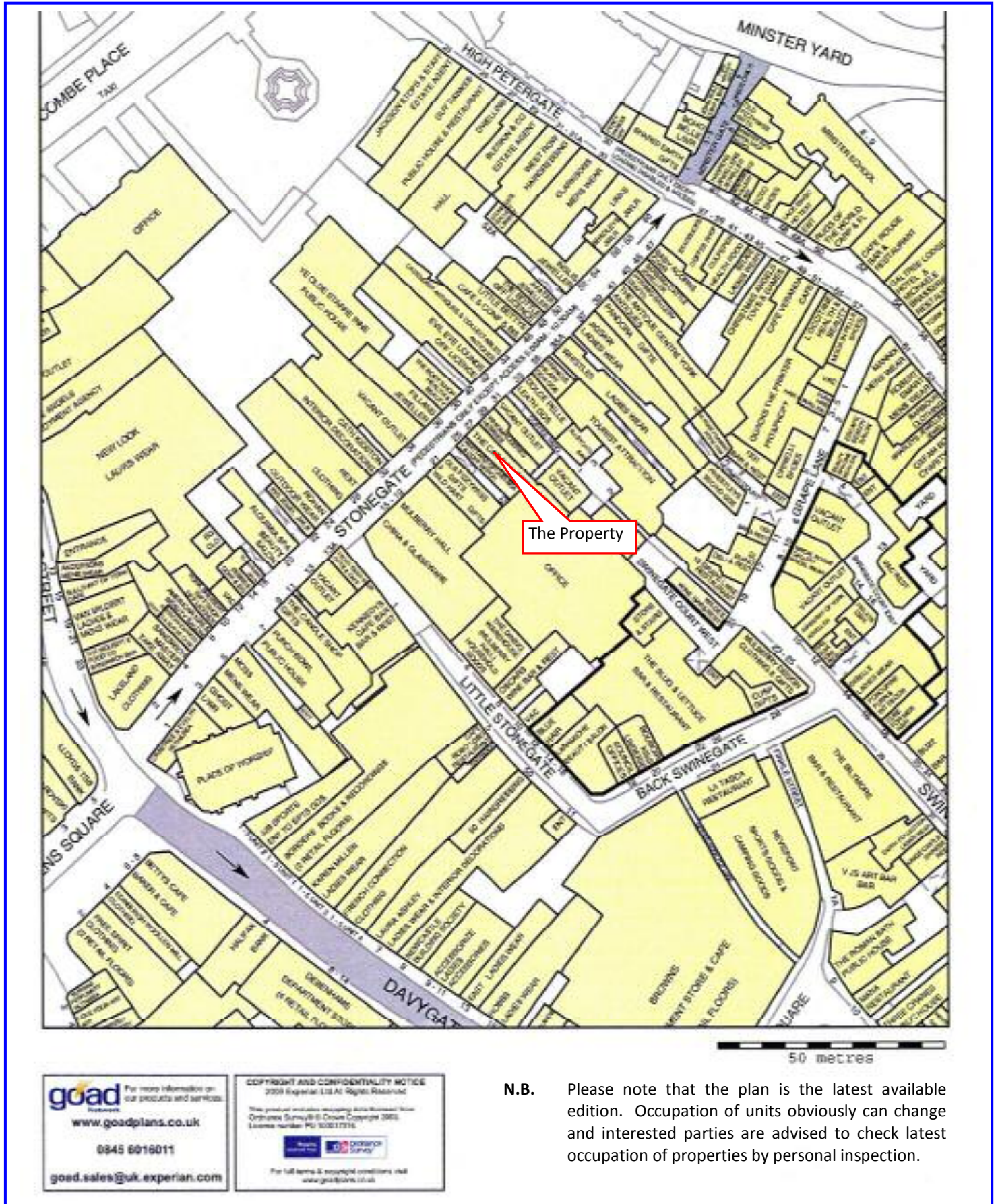
Ground Floor Sales



**An Early April
Streetscene
(09-04-10)**

Shop Frontage





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
 2008 Experian Ltd All Rights Reserved
 This product and/or data is the property of Experian Ltd. All rights reserved. This product is the property of Experian Ltd. All rights reserved.
 Experian Ltd
 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.

95 Main Street, Fulford, York. YO10 4PN - enquiries@blacksproperty.com

IMPORTANT NOTICE

These particulars which were prepared on 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.