



18 FISHERGATE YORK

Lock-up ground floor shop fronting the busy A19 route into the City Centre and opposite the City's Bar Walls. The parade has always contained a variety of private traders some of whom have been present for many years. The main sales area (270 sq.ft. 25.08 sq.m.) is complimented by two rooms to the rear and a kitchenette and W.C. The property is offered on a new lease.

**SHOP TO LET
NEW LEASE**

**RENT REGION:
£6,950 P.A. (EXCL.)**

ACCOMMODATION

Sales:	270 sq.ft.	(25.08 sq.m.)
Rear Room:	107 sq.ft.	(9.94 sq.m.)
Corridor:	44 sq.ft.	(4.08 sq.m.)
Rear Room/Store:	161 sq.ft.	(14.95 sq.m.)
Rear Lobby:	-	-
Kitchenette:	17 sq.ft.	(1.57 sq.m.)
W.C.:	-	-

BUSINESS RATES

Enquiries with City of York Council revealed the following information:-

Rateable Value:	£5,900	(2010 Valuation List)
General Rates Payable:	£2,442.60	(2010/2011)

Rateable Values can be checked by visiting www.voa.gov.uk and using the postcode YO10 4AB to search. Annual liability can be checked by contacting City of York Council (Business Rates) on 01904 551140.

LEASE

The property is to be let on a new lease with the tenant responsible for external and internal repair. In addition the tenant is responsible for a contribution toward the annual reinstatement insurance premium. Each party will be responsible for its own legal costs in the matter.

VIEWING

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



Main Sales Area



Rear Room



Rear Room/Store

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

IMPORTANT NOTICE

These particulars which were prepared on 14th July 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.