



Front Elevation



Rear Elevation

22 FISHERGATE YORK

Opposite the City Walls a property that has until recently housed numerous businesses within its retail, office and studio elements over 4 floors. The property will appeal to the Investor looking to create an income producing situation similar to that enjoyed in the past or to the Owner Occupier looking to utilise the building's prominence, character and close proximity to the City Centre. The inclusion of central heating to many areas, garden and rear pedestrian access produce further attractions. Each floor is separately metered for electricity.

FREEHOLD FOR SALE
PRICE REGION: £185,000

ACCOMMODATION

Ground Floor

Shop:	208 sq.ft.	(19.32 sq.m.)
Inner Hall:	-	-
Rear Entrance Passage:	-	-
Rear Sales/Office:	164 sq.ft. plus cupboard	(15.23 sq.m.)

Basement

Lobby:	-	-
Workroom/Store (Front):	157 sq.ft. plus arched storage areas of 50 sq.ft.	(4.58 sq.m.) (4.64 sq.m.)
Office (Rear):	172 sq.ft. plus arched storage area of 27 sq.ft. and with entrance from rear.	(15.97 sq.m.) (2.50 sq.m.)

First Floor

Landing:	-	-
Lobby/Kitchenette/W.C.:	-	-
Office (Front):	153 sq.ft. plus cupboard	(14.21 sq.m.)
Office (Rear):	94 sq.ft.	(8.73 sq.m.) access to -
Office (Rear):	144 sq.ft.	(13.37 sq.m.)

Attic

Studio:	185 sq.ft.	(17.18 sq.m.)
	- measured at 5 feet (1.5m headroom) with eaves area below and 'Velux' roof lights.	

BUSINESS RATES

The property's accommodation has been split for business rate purposes to enable individual occupiers to pay their own rates and benefit from small business rate relief where qualifying. Assessments currently are:-

Shop:	R.V.	£3,900	(No. 22)
Office:	R.V.	£1,500	(No. 22A)
Basement Offices:	R.V.	£1,575	(No. 22A)
FF Front Office:	R.V.	£1,550	(No. 22A)
FF Rear Office:	R.V.	£2,225	(No. 22A)
2F Office:	R.V.	£790	(No. 22A)

The above assessments upon which business rate liability is assessed appear in the 2010 Valuation List. They can be verified by visiting www.voa.gov.uk and using the postcode YO10 4AB to search. Actual liability for business rates can be discovered by contacting City of York Council - Business Rates on 01904 551140.

THE SALE

The freehold is offered for sale with vacant possession - Guide Price: £185,000. The sale is not subject to VAT.



A Typical Office (Ground Floor Rear)



Basement (Rear Office)



Attic Floor



Rear Garden

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IMPORTANT NOTICE

These particulars which were prepared on 5th July 2010 and amended 6th September 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.