



**55 GALE LANE  
ACOMB  
YORK**

A modern retail unit but one which has been home to a Physiotherapy Practice (D1 use) for many years. In addition to uses within the current use category, the property has obvious potential for retail or office use subject to planning consent for change of use. The unit's 419 sq.ft. (38.92 sq.m.) have been divided by partition wall to form reception area/central corridor, two treatment rooms and a kitchen. Parking is available on-site. The unit fronts a busy road linking Acomb and York's Tadcaster Road. A new lease is available.

**SHOP TO LET  
NEW LEASE**

**RENTAL REGION:  
£8,250 P.A. (EXCL.)**

## ACCOMMODATION

Reception/Circulation:	160 sq.ft.	(14.86 sq.m.)
Treatment Area:	109 sq.ft.	(10.12 sq.m.)
Treatment Area:	77 sq.ft.	(7.15 sq.m.)
Kitchen:	56 sq.ft.	(5.20 sq.m.)
Rear Entrance Lobby:	-	-
Separate W.C.:	-	-

There is a gas-fired central heating boiler which serves radiators and hot water requirements.

## DIMENSIONS

Approximate Width:	17' 11"	(5.46 m.)
Approximate Depth:	24' 11"	(7.59 m.)

## BUSINESS RATES

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

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

The above information can be verified by contacting City of York Council on 01904 551140 (Business Rates Section). The Rateable Value can be verified by visiting [www.voa.gov.uk](http://www.voa.gov.uk).

\* Enquiries regarding small business rate relief can be directed to City of York Council.

## LEASE DETAILS

The property is available on a new lease which will contain full repairing obligations on the part of the Tenant. Minimum length of term will be 3 years. The Landlord insures the property under a normal Landlord's policy and will recover the premium from the Tenant each year. Each party will be responsible for its own legal costs in the matter.

## VIEWING

Strictly by appointment with the Letting Agents, Tel: 01904 679733. Prior to an inspection, interested parties may wish to consider (a) their ability to meet a Landlord's standard requirement for references (further details available on request) and (b) whether the proposed use is acceptable to the Landlord and/or whether it requires Local Authority approval for a change of use. A copy of our leaflet 'Application for a Lease of Commercial Property' is available from our office on request.

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## IMPORTANT NOTICE

These particulars which were prepared on 28<sup>th</sup> April 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.