



**86 GILLYGATE
YORK**

Well presented lock-up shop on ground floor only available on a new lease for normal retail uses (A1). The property is situated at the Lord Mayors Walk end of Gillygate at a busy pedestrian crossing point; the street is a location favoured by a wide variety of specialist retailers. Gillygate forms a busy pedestrian route into the City Centre close to York St. John University and Union Terrace Car Park.

**SHOP TO LET
NEW LEASE**

**RENTAL REGION:
£9,000 P.A. (EXCL.)**

ACCOMMODATION

Front Sales (including door recess):	180 sq.ft.	(16.72 sq.m.)
Lobby:	-	-
Rear Sales (Stock):	148 sq.ft.	(13.75 sq.m.)
Separate W.C.:	-	-
Staff/Kitchen:	80 sq.ft.	(7.43 sq.m.)

BUSINESS RATES

Verbal enquiries with City of York Council (Tel: 01904 551140) and an inspection of the Valuation Office Agency's website revealed the following:-

Rateable Value:	£6,500	(2010 Valuation List)
General Rates Payable:	£2,814.50	(2011/2012)

Enquiries regarding small business rate relief should be made to City of York Council.

LEASE DETAILS

The property is available on a new lease for a minimum term of 3 years. The lease will be in an effectively full repairing format with the Tenant contributing towards the cost of external repairs to the building of which the premises form part. Similarly the Tenant will reimburse the Landlord a proportionate part of the annual insurance premium for the whole building. Each party will pay its own legal costs in the matter.

VIEWING

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



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

IMPORTANT NOTICE

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