



**4 - 6 GILLYGATE
YORK
YO31 7EQ**

This extensive retail unit enjoys an impressive frontage to Gillygate at the preferred end of the street close to Bootham Bar. Ground floor sales is approximately 1,350 sq.ft. (125.41 sq.m.) complimented by ancillary storage on ground - 240 sq.ft. (22.29 sqm.) and part of the first floor - 355 sq.ft. (32.97 sq.m.). Gillygate is a busy route into the City for locals and visitors using the Union Terrace car and coach park. The street contains a wide variety of specialist retailers. The property is available on a shorter term (approx. 2 years) or longer term basis.

**TO LET - 2 YEARS +
NEW SUB-LEASE/NEW LEASE**

**RENT:
£32,500 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor

Sales/Rear Office:	1,350 sq.ft.	(125.41 sq.m.)
	Partitioned office to rear, access to first floor and external door.	
Lobby (LHS):	External door	
Office (LHS):	100 sq.ft.	(9.29 sq.m.)
Lobby/Shower (LHS):	-	-
Separate W.C. (LHS):	-	-
Inner Corridor (RHS):		
Store (RHS):	98 sq.ft.	(9.10 sq.m.)
Lobby (RHS)	42 sq.ft.	(3.90 sq.m.)
Separate W.C. (RHS):	-	-

First Floor

Landing/Staff:	99 sq.ft.	(9.19 sq.m.)
Separate W.C.:	-	-
Stockroom:	256 sq.ft.*	(23.78 sq.m.)

* measured at 5 feet/1.5m headroom

BUSINESS RATES

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

Rateable Value:	£35,750	(2010 Valuation List)
General Rates Payable:	£14,800.50	(2010/2011)

Rateable Values can be checked by visiting www.voa.gov.uk and using YO31 7EQ to search. Annual liability can be checked by contacting City of York Council (Business Rates) - 01904 551140.

LEASE DETAILS

The property is available to let either by a new lease (subject to Landlord's approval) or by a new underlease for a term expiring on 30th October 2012 (i.e. just over 2 years). In the event of an underlease until October 2012 the Security of Tenure provisions of the Landlord and Tenant Act 1954 will be excluded by mutual agreement. The tenant is responsible for internal repairs/decoration including the shop front. In addition the tenant will pay a contribution towards the cost of external repair and annual re-instatement insurance. Each party will pay its own costs in this matter.

VIEWING

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

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

IMPORTANT NOTICE

These particulars which were prepared on 7th 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.