



## **63 GILLYGATE YORK**

Prominently located, double fronted sales shop of approximately 337 sq.ft. (31.30 sq.m.) situated in a street favoured by a wide range of specialist retailers. Gillygate is a busy route into the City Centre from the Haxby and Wigginton Road areas and the City's Union Terrace Car Park. The property includes a return frontage to Portland Street and has recently been converted from a large unit. The shop has its own W.C. The property is not considered suitable for A3 use.

**SHOP TO LET  
NEW LEASE**

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

## ACCOMMODATION

### Ground Floor

Sales Shop:	337 sq.ft.	(31.30 sq.m.)
Separate W.C.:	-	-

## BUSINESS RATES

The property has not yet been assessed for business rates. Upon completion the Valuation Office Agency will provide a Rateable Value upon which City of York Council will calculate General Rates. Tenants may be eligible for small business rate relief if appropriate.

## LEASE DETAILS

The property is available to let on a new lease for a minimum term of 3 years. The Tenant will be responsible for internal repairs and decoration together with the shop front. The Tenant will also be responsible for a proportionate part of the annual building insurance premium paid by the Landlord and a proportionate part of repairs and maintenance to the main structure. Each Party will be responsible for its own legal costs in the matter.

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.



Gillygate/Portland Street frontages

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### IMPORTANT NOTICE

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