



**63 - 65 HEWORTH ROAD
YORK
YO31 0AA**

Office (A2) premises capable of reverting to full retail (A1) use if required and offering approximately 798 sq.ft. (74.13 sq.m.) net internal area. Ground floor comprises two main offices and first floor is partitioned to provide a general office, 2 private offices and a store. The property fronts a busy route in a popular residential area which includes a range of retail units in the near-by East Parade. The premises have the advantage of two parking spaces on the forecourt.

**OFFICE/SHOP (A2 OR A1)
TO LET - NEW LEASE**

**RENTAL REGION:
£10,750 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor	Office/Sales (2 rooms):	389 sq.ft.	(36.13 sq.m.)
	Lobby:	-	-
	Separate W.C.:	-	-
First Floor	General Office Area:	161 sq.ft.	(14.95 sq.m.)
	2 Private Offices:	213 sq.ft.	(19.78 sq.m.)
	Store:	38 sq.ft.	(3.53 sq.m.)
	Lobby, Separate W.C.:	-	-
Outside	2 parking spaces for private motor vehicles		

BUSINESS RATES

Verbal enquiries have been made to City of York Council with the following results:-

Rateable Value:	£8,600	(2010 Valuation List)
General Rates:	£3,286.66*	(2010/2011 Rate Year)

* The property currently benefits from transitional relief.

The information can be verified by contacting City of York Council on 01904 551140. In respect of the Rateable Value this can also be checked by visiting www.voa.gov.uk and using the postcode to search. Enquiries regarding small business rate relief can be directed to City of York Council. Qualifying businesses can reduce annual liability.

LEASE DETAILS

The property is to let on a new full repairing and insuring lease with a minimum term of 3 years. The Landlord insures under a normal Landlord's policy for re-instatement purposes and recovers the premium each year from the Tenant. Each party will be responsible for its own legal costs in the matter.

VIEWING

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



Streetscene - Heworth Road

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

IMPORTANT NOTICE

These particulars which were prepared on 28th 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.