



## **31 HIGH PETERGATE YORK**

Double fronted sales shop (A1 retail) of deceptive proportions currently in hair salon use and situated on a busy route into the City. In close proximity to the Minster, the busy junction of Stonegate/Low Petergate/Minster Gates is only a short distance away. The part of High Petergate in which the subject property lies should be distinguished from that section close to Bootham Bar. Ground floor sales space is complimented by ancillary stock and kitchenette. On the first floor there are offices, staff room and male and female W.C.'s.

**CITY CENTRE SHOP  
TO LET - NEW LEASE**

**RENT REGION:  
£37,500 P.A. (EXCL.)**

## ACCOMMODATION

### Ground Floor

Sales:	854 sq.ft.	(79.33 sq.m.)
Office/Stock:	61 sq.ft.	(5.66 sq.m.)
Stock:	63 sq.ft.	(5.85 sq.m.)
Kitchenette:	44 sq.ft.	(4.08 sq.m.)
Stores (2):	29 sq.ft.	(2.69 sq.m.)

### First Floor

Landing:	-	-
Male W.C.'s:	-	-
Female W.C.'s:	-	-
3 Offices:	636 sq.ft.	(59.08 sq.m.)

## BUSINESS RATES

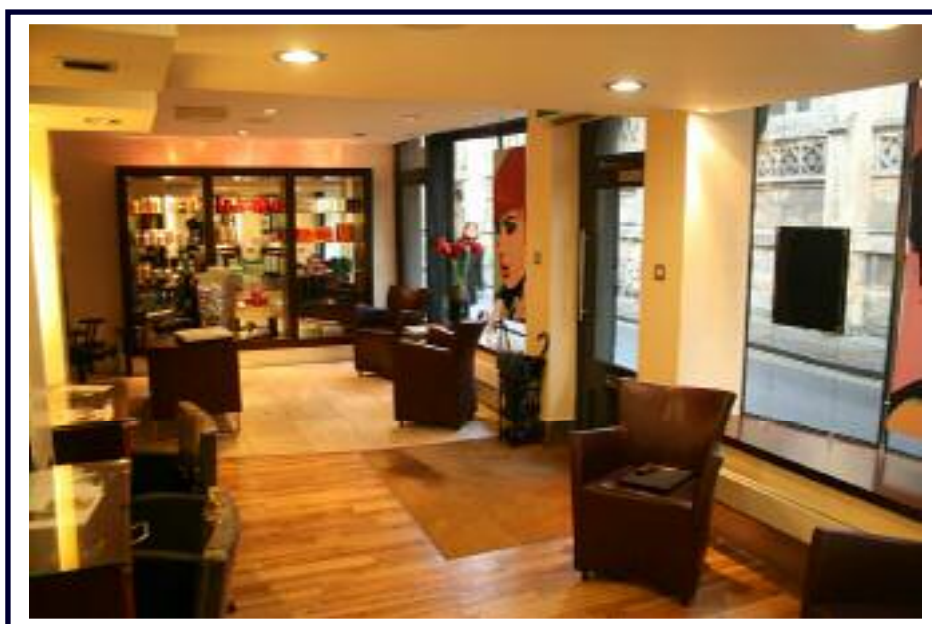
Enquiries with City of York Council (Tel: 01904 551140) and an inspection of the Valuation Office Agency's website ([www.voa.gov.uk](http://www.voa.gov.uk)) revealed the following information:-

Rateable Value:	£36,500	(2010 Valuation List)
Business Rates:	£15,804.50	(2011/2012 Financial Year)

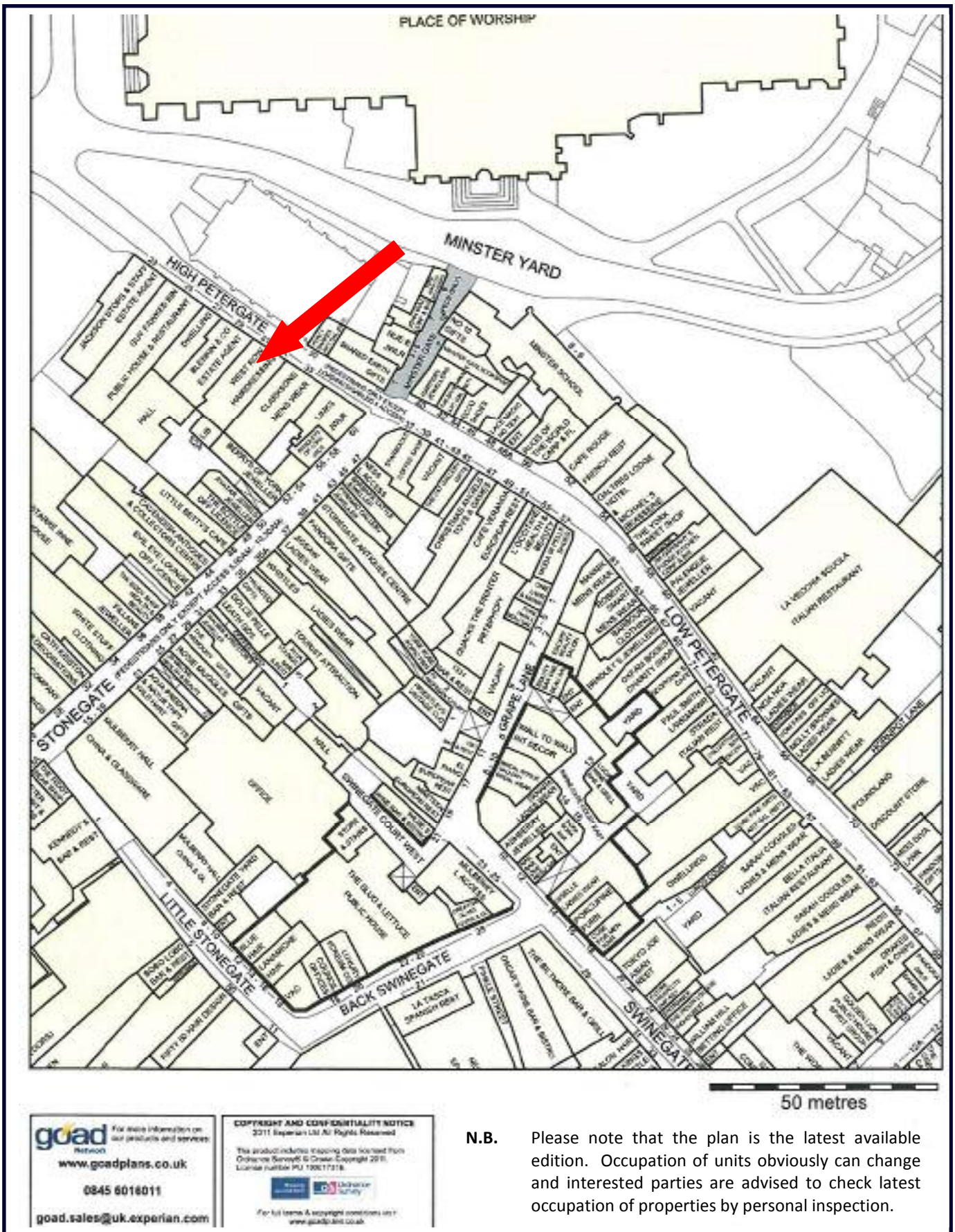
We recommend that the above information be checked if the property is of interest. Rateable Values can change at anytime by VOA Notice and liability changes annually.

## LEASE DETAILS

The property is to let on a new lease containing full repairing covenants on the part of the Tenant. The Landlord also recovers from the Tenant the annual insurance premium paid under a normal Landlord's policy. Each party will be responsible for its own legal costs.







**N.B.** Please note that the plan is the latest available edition. Occupation of units obviously can change and interested parties are advised to check latest occupation of properties by personal inspection.

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**IMPORTANT NOTICE**

These particulars which were prepared on 23<sup>rd</sup> January 2012 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.