

**SHORT TERM
AVAILABILITY**



5 HIGH PETERGATE YORK

Ground floor shop (A1) with ancillary café use (rear room only) also having approval for financial and professional services use (A2). In the case of the latter use additional upper floor space with 3 parking spaces (1,306 sq.ft./121.32 sq.m.) is available if required at an additional rental. High Petergate contains a variety of retail, office and leisure sector uses and is on the edge of the City's retail core. Close proximity to the Minster and being a pedestrian route from the Bootham and Gillygate areas ensures a good level of activity.

**SHOP TO LET
NEW UNDERLEASE**

**RENTAL REGION:
£15,000 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor

Front Sales/Office:	188 sq.ft.	(17.46 sq.m.)
Rear Sales/Café*/Office:	270 sq.ft.	(25.08 sq.m.)
Cupboard:	9 sq.ft.	(0.83 sq.m.)
Kitchenette:	Shared User	
W.C.'s	Shared User	

* any café use must be restricted to the rear room and must not involve cooking on the premises.

N.B. Upper floor office accommodation also having a separate access from the street is available if required. The office space of 1,306 sq.ft. (121.32 sq.m.) is offered with 3 parking spaces.

BUSINESS RATES

The ground floor shop is currently assessed with first floor offices at £22,000 Rateable Value. Of this assessment some £13,731 of Rateable Value is attributed to the shop.

A Rateable Value of £13,750 would produce annual liability of £5,953.75 in the 2011/2012 financial year before any reflection of small business rate relief that an occupier may qualify for.

LEASE DETAILS

An underlease is available from 1st September 2011 until December 2012 subject to status and Landlord's approval. For those requiring a longer lease the Landlord can be approached for approval.

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 9th May 2011 and amended 25th January 2012 (rental reduction) 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.