



FIRST/SECOND FLOOR OFFICE + PARKING
5 HIGH PETERGATE
YORK

Situated on one of the City's well known pedestrian routes close to Bootham Bar and the Minster. Offices on first and second floors totalling 1,306 sq.ft. (121.32 sq.m.) with the benefit of parking for up to **3 vehicles** – a rare feature for a City Centre property. High Petergate contains a variety of retail, office and leisure sector uses; it lies on the edge of the City's retail core being only a short distance from Stonegate, Low Petergate etc. Near-by car parks are located in Bootham Row, Marygate and Union Terrace.

OFFICES + PARKING
TO LET - NEW SUB-LEASE

RENTAL:
£15,500 P.A. (EXCL.)

ACCOMMODATION

Ground Floor

Office Entrance/Display Window
Rear Entrance/Corridor (Access to 3 parking spaces)
Communal Kitchen Area:
2 W.C.'s:

First Floor

Landing:	-	-
Front Office:	225 sq.ft.	(20.90 sq.m.)
Rear Office:	235 sq.ft.	(21.83 sq.m.)
Cupboard:	41 sq.ft.	(03.81 sq.m.)
Rear Office:	140 sq.ft.	(13.00 sq.m.)
Cupboard:	14 sq.ft.	(1.30 sq.m.)
Office Total:	600 sq.ft.	(55.74 sq.m.)

Second Floor

Front Office:	367 sq.ft.	(34.09 sq.m.)
Kitchen/Store:	153 sq.ft.	(14.21 sq.m.)
Rear Office:	186 sq.ft.	(17.27 sq.m.)
Office Total:	706 sq.ft.	(65.58 sq.m.)

BUSINESS RATES

An enquiry to City of York Council on 12th April 2010 revealed the following:-

No. 5 (2nd Floor)

Rateable Value:	£6,800	(2010 Valuation List)
General Rates:	£2,944.40	(2011/2012)

The above information can be verified by contacting City of York Council on 01904 551140 or by visiting the Valuation Office Agency's website - www.voa.gov.uk. The assessment will need to be amended to include first floor offices which are currently assessed with the ground floor shop.

LEASE DETAILS

A new underlease is available up to December 2012 subject to Landlords approval. Each party will be responsible for its own legal costs. Alternatively the Landlord may be willing to grant a new lease to those requiring a 3 or 5 year term.

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 30th June 2008, amended 5th March 2009, 12th April 2010 and 16th March 2011 (rates increase) 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.

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