



**UNIT 2 LONDON EBOR BUSINESS PARK
NETHER POPPLETON
YORK
YO26 6PB**

Modern industrial unit of 1,215 sq.ft. (112.87 sq.m.) (Gross Internal Area) with a mezzanine floor having been installed. The mezzanine adds a further 1,100 sq.ft. (102.19 sq.m.) of work space. Eaves height of the main structure is approx. 20 feet (6.09m) and a 3-phase electric supply exists. Whilst there are 2 marked parking spaces additional parking is achievable along the frontage.

**MODERN INDUSTRIAL UNIT (B1/B8)
'VIRTUAL' FREEHOLD**

**PRICE REGION:
£165,000**

ACCOMMODATION

Unit - G.I.A.:	1,215 sq.ft.	(112.87 sq.m.)
Mezzanine Floor:	1,100 sq.ft.	(102.19 sq.m.)
Unit Depth:	34' 2"	(10.41 m)
Unit Width:	35' 7"	(10.84 m)

BUSINESS RATES

Enquiries have been made with City of York Council and the following information results:-

Rateable Value:	£7,700	(2010 Valuation List)
General Rates:	£3,187.80	(2010/2011 Rate Year)

Rate liability can be verified by contacting City of York Council (Business Rates Section) on 01904 551140 and Rateable Values by visiting www.voa.gov.uk and using YO26 6PB to search the site for an assessment under the 2010 Valuation List.

THE LONG LEASEHOLD

Commencement Date:	13.04.2007	Ground Rent:	£250 p.a.
Length of Lease:	250 years	Maintenance Charge:	None levied *

A copy of the Ground Lease can be inspected at the Agent's office by prior appointment.

- * The current owner states that site maintenance is undertaken in conjunction with other owners and costs shared.

PRICE

Price Region £165,000 is quoted for the long leasehold interest in the property.

VIEWING

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



Ground Floor Workspace



Mezzanine Workspace

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

IMPORTANT NOTICE

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