



6 LOW OUSEGATE YORK

Ground floor unit formerly used as an Amusement Centre but capable of reverting to retail use (planning approval obtained) and providing approximately 1,100 sq.ft. (102.19 sq.m.) of ground floor sales/customer W.C., with basement storage, staff and further W.C. The unit is situated on a busy route into the City Centre used by pedestrians from the many offices in the Micklegate/Tanner Row, from bus stops in Rougier Street and residents from the Blossom Street, The Mount and Holgate Road area. Other occupiers in the street include Johnsons Cleaners, First Choice, Tesco, STA Travel, Specsavers etc.

**GROUND FLOOR SHOP
TO LET - NEW LEASE**

**RENT REGION:
£37,500 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor

Sales/Customer W.C.:	1,100 sq.ft.	(102.19 sq.m.)
Basement:	-	-
Stores:	390 sq.ft.	(36.23 sq.m.)
Kitchenette:	72 sq.ft.	(6.68 sq.m.)
W.C.:	-	-

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) revealed the following information:

Rateable Value:	£33,250	(Valuation List 2010)
General Rates Payable:	£14,397.25	(2011/2012)

We recommend that interested parties verify this information by appropriate enquiries.

LEASE DETAILS

The property is available on a new effectively full repairing and insuring lease. The Tenant is responsible for internal repair and decoration and the shop front. In addition the Tenant is responsible for a proportionate part of the cost of external repair and maintenance through a service charge provision and a proportionate part of the annual building insurance premium. Each party will be responsible for its own legal costs in the matter.

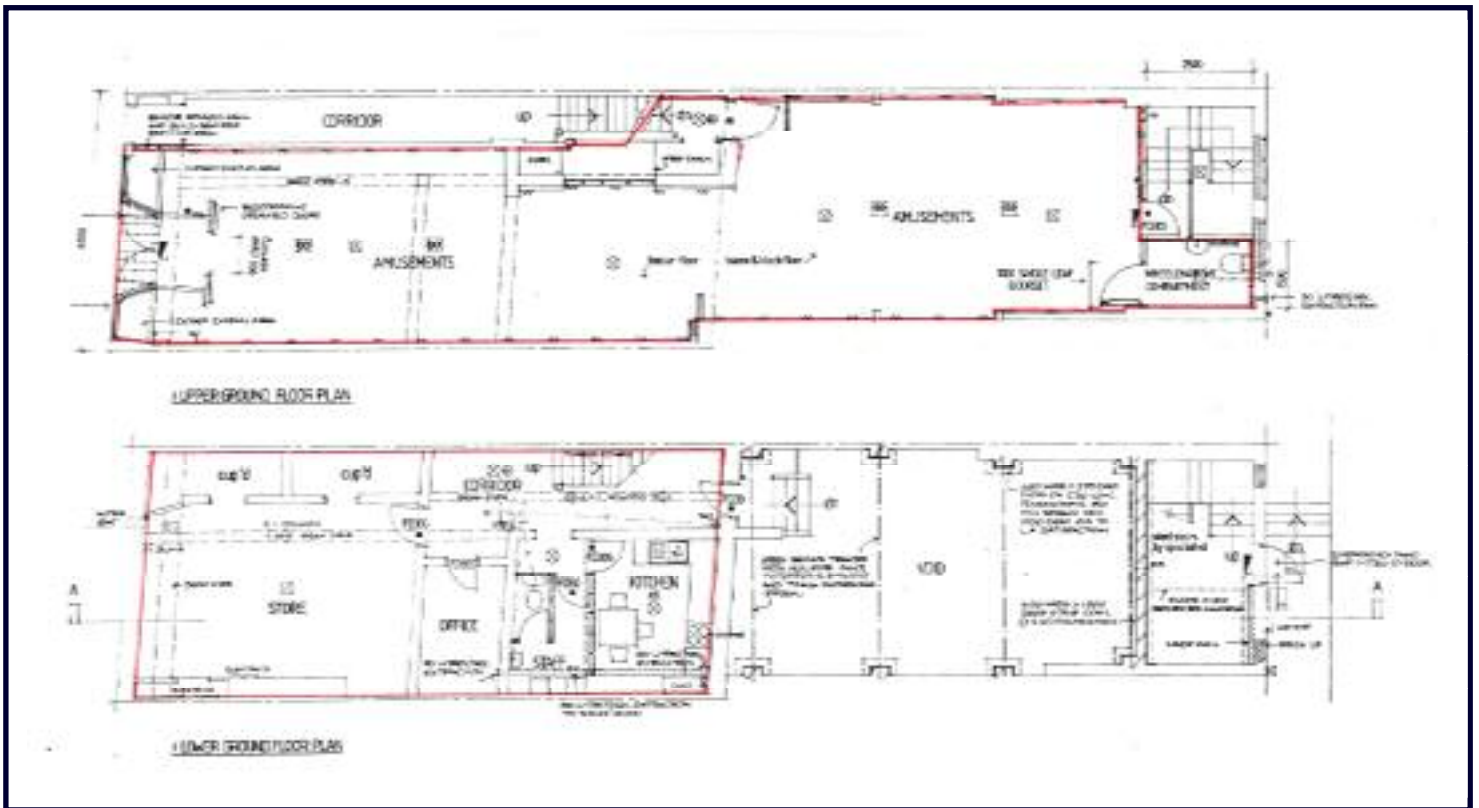
VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



Low Ousegate

FLOOR PLANS



N.B. The above plans are provided for identification only. They are not to scale and do not form part of the lease.

LOCATION

A Street Traders Plan extract is available overleaf. The Plan is the latest available but interested parties are advised to check occupancy of other units.

STREET TRADERS PLAN

50 metres

goad network
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DISCLAIMER

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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.

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

IMPORTANT NOTICE

These particulars which were prepared on 25th January 2010, amended on 11th August 2010, 15th March 2011 (rating/rates increase) and 1st June 2011 (new photo) are provided subject to the following terms:-

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5. The current availability of this property should be checked particularly if a party is travelling some distance to view.