



**76 LOW PETERGATE
YORK**

One of the City Centre's most interesting retail units retaining many original features. The property is situated very close to Low Petergate's junction with Goodramgate, King's Square and Church Street. Low Petergate has always been favoured by specialist retailers and occupiers in the street currently include Reiss, Pandora, Sara Coggles, Bella Italia, Paul Smith, Bradleys Jewellers, L'Occitane etc. With the increasing importance of the City's fashion sector units of this type are likely to become increasingly sought after.

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

**RENT:
£32,800 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor

Sales: 356 sq.ft. (33.07 sq.m.)

First Floor

Sales (Front & Rear Areas): 346 sq.ft. (32.14 sq.m.)

W.C.: - -

Second Floor

Staff/Storage: 259 sq.ft. (24.06 sq.m.)

Kitchenette Area: 32 sq.ft. (2.97 sq.m.)

BUSINESS RATES

Rateable Value: £28,750 (2010 Valuation List)

General Rates: £12,448.75 (2011/2012)

The above information results from verbal enquiries to City of York Council - Tel: 01904 551140 (Business Rates). A new Valuation List and rate year is effective from 1st April 2010.

LEASE

The property is available on a new full repairing and insuring lease for a period of 10 years. Each party will be responsible for its own legal costs in the matter.

VIEWING

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



Ground Floor Sales



First Floor



First Floor Rear



Low Petergate Streetscene

