



**102 MICKLEGATE
YORK**

Ground floor lock-up shop (A1 retail use) of approximately 909 sq.ft. (84.44 sq.m.) situated on one of the main routes into the City. Micklegate is used by many residents in the Holgate Road, The Mount and Tadcaster Road areas for access to the City Centre. On-street parking is currently available (40p for 1 hour). The property is available on a new lease.

SHOP TO LET - NEW LEASE
909 SQ.FT. (84.44 SQ.M.)

RENTAL REGION:
£17,500 P.A. (EXCL.)

ACCOMMODATION

Sales/Stock:	909 sq.ft.	(84.44 sq.m.)
Lobby:	-	-
Separate W.C.:	-	-

BUSINESS RATES

Enquiries of City of York Council (01904 551140) and an inspection of the Valuation Office Agency's website revealed the following information:-

Rateable Value:	£18,500	(2010 Valuation List)
General Rates:	£7,825.50	(2011/2012)

The above information can be confirmed by contacting City of York Council's Business Rate Section as above.

LEASE DETAILS

The shop is available on a new lease for a minimum period of 3 years. The Tenant is responsible for internal repairs and decoration. The occupier also pays 25% of the costs incurred by the Landlord in insuring the property and effecting external repairs/maintenance. Each party will be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Letting Agent: 01904 679733.

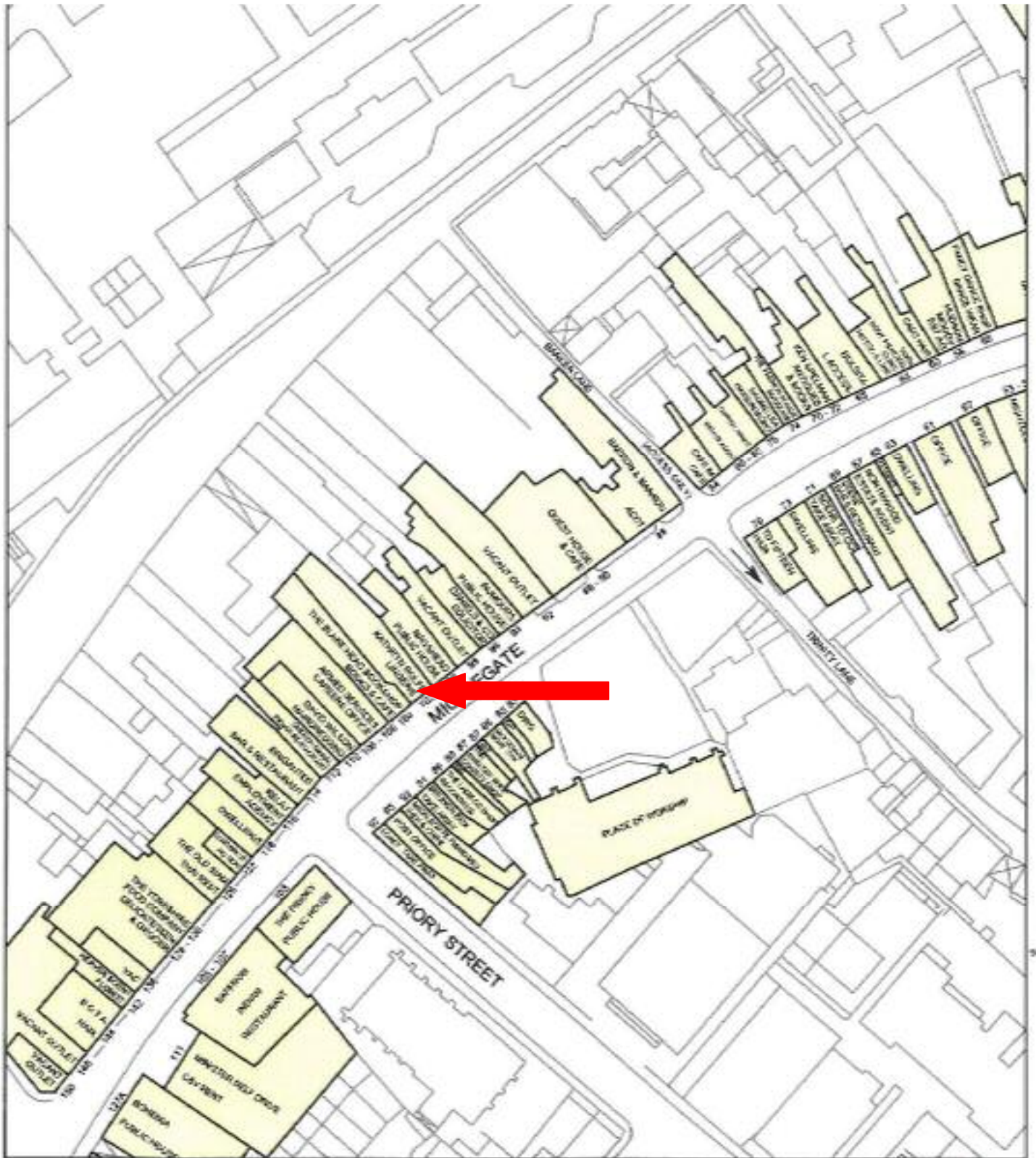


Main Sales



Rear Sales/Stock

STREET TRADERS PLAN



50 metres

goad For more information on our plans or all services
www.goadplans.co.uk
 0845 6016011
goad.sales@uk.expertise.com

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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

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