



**TAKE-A-WAY PREMISES**  
**19 MICKLEGATE**  
**YORK**

City Centre take-a-way unit on ground floor with a small section of first floor providing staff sleeping accommodation (2 rooms). Main take-a-way area is approximately 1,344 sq.ft. (124.85 sq.m.) with ancillary storage/preparation of 700 sq.ft. (65.03 sq.m.). A partitioned area 111 sq.ft. (10.31 sq.m.) forms a corridor link between sales and kitchen area. Rear servicing from Fetter Lane exists. York's Micklegate is a major part of York's night-life and a major pedestrian route into the City this is a rare opportunity to acquire a unit of this type

**TO LET**  
**NEW LEASE**

**RENTAL REGION:**  
**£40,000 P.A. (EXCL.)**

## ACCOMMODATION

### Ground Floor

Sales/Seating Area:	)	1,344 sq.ft.	(124.85 sq.m.)
Kitchen:	)		
Inter connecting passage:	)	111 sq.ft.	(10.31 sq.m.)
	)	Connects front and rear areas	
Lobby/W.C.:	)	-	-
Preparation/Storage/Rear Lobby:	)	700 sq.ft.	(65.03 sq.m.)

Access to Cellar and access to Fetter Lane

### First Floor

Lobby:	-	-
Room:	12' 6" x 7' 9" + 4' 6" x 5' 9"	With en-suite W.C.
Room:	12' 5" x 5' 2" + 4' 3" x 4' 5"	With en-suite shower

## BUSINESS RATES

Verbal enquiries with City of York Council revealed the following information:-

Rateable Value:	£21,750	(2010 Valuation List)
General Rates Payable:	£9,004.50	(2010/2011)

Rateable Values can be checked by searching on [www.voa.gov.uk](http://www.voa.gov.uk) using the postcode YO1 6JH to search. Annual liability can be checked by contacting City of York Council (Business Rates) on 01904 551140.

## LEASE DETAILS

The property is available on a new effectively full repairing lease the length of which is negotiable. The Tenant is responsible for internal repair, shop front and rear door together with a contribution towards the repair/maintenance/decoration of the main building of which the subject property forms part. The Tenant will be responsible for reimbursement of the annual reinstatement insurance premium. Each party will be responsible for its own legal costs.



Interior

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### IMPORTANT NOTICE

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