



2 SKELDERGATE YORK

Small City Centre retail unit available on a new lease. Accommodation is arranged on three floors with feature spiral staircase. A separate W.C. and sink unit is located on the second floor. The property is situated close to the Bridge Street/Micklegate/Skeldergate/North Street junction within easy walking distance of the main shopping centre. St. George's Field is probably the nearest long stay car park with short term parking available on Micklegate, Priory Street, North Street or Tanner Row.

SHOP - TO LET
NEW LEASE AVAILABLE

RENT REGION:
£8,000 P.A. (EXCL.)

ACCOMMODATION

Ground Floor Office:	132 sq.ft.	(12.26 sq.m.)
First Floor Office:	121 sq.ft.	(11.24 sq.m.)
Second Floor Office:	100 sq.ft.	(9.29 sq.m.)
Separate W.C.:	-	-

BUSINESS RATES

Enquiries made to City of York Council on 30th March 2009 revealed the following information:-

Rateable Value:	£3,450	(2010 Valuation List)
General Rates:	£1,493.85	(2011/2012 Rate Year)

This information can be confirmed by contacting City of York Council on 01904 551140 Business Rates Section or in respect of the Rateable Value by visiting www.voa.gov.uk. Enquiries regarding small business rate relief can also be made to City of York Council.

NEW LEASE

The property is available to let on a new full repairing lease for a minimum term of 3 years. The Landlord insures the property for re-instatement purposes and recovers the premium annually. The ingoing tenant will be responsible for a contribution of £500 + VAT towards the Landlord's lease and counterpart.

VIEWING

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

Prior to an inspection, interested parties may wish to consider (a) their ability to meet a Landlord's standard requirement for references (further details available on request) and (b) whether the proposed use is acceptable to the Landlord and/or whether it requires Local Authority approval for a change of use. A copy of our leaflet 'Application for a Lease of Commercial Property' is available from our office on request.

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

IMPORTANT NOTICE

These particulars which were prepared on 30th March 2009, amended 26th July 2010, 13th January 2011 and 15th March 2011 (rates) are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.