

**AVAILABLE TO LET
RETAIL UNIT**



**A1 RETAIL PROPERTY
105 WALMGATE, YORK, YO1 9UA**

Rent

Offers in the region of **£7,500per annum**, (payable monthly). VAT is not added.

Location

This property is located about ½ mile east of the City Centre, just inside Walmgate Bar, within an established retail parade.

Description

A ground floor retail unit with rear store and yard, previously trading as a family butcher but suitable for other retail uses, sale of cold food etc. Within an established parade including a Post-Office, Bookmakers and General Convenience Store. The property is not suitable for a hot food take-away.

The accommodation comprises: -

Retail: 5.5m width by 7.6 m depth = 41.8m² (450 sq ft)

Store: 5.5m width by 3.8m depth = 20.9m² (225 sq ft)
(Including W.C. and sink)

Part covered rear yard of 16m² (172 sq ft):

Rear access and parking for 1 van or 2 cars. (Controlled)

Lease Details

This property can be taken on lease terms for a period of 5 -15 years subject to 5 yearly rent reviews on full repairing and insuring terms, (the council insure the building fabric and recharge the premium – about £70 p.a.). A tenant's break clause can be provided

Business Rates

The Rateable Value for this property is: £6,700. The Business Rates are at 45.8p in the pound (2008/2009), however a tenant may qualify for Small Business Rate Relief. Details of this can be obtained form the City Finance Centre at Library Square, or from Property Services.

Costs

The ingoing tenant is to be responsible for a contribution to the Council's legal costs of £200.00.

Contact/Viewing

For further details or to organise a viewing please contact David Baren (01904) 553306, email david.baren@york.gov.uk or Lynn Hanser (01904) 553418, email lynn.hanser@york.gov.uk

Applications should be made to;

Resources APM

City of York Council

City Finance Centre

PO Box 31, Library Square,

YORK

YO1 7DU

Or an application is available from the contacts above. Applicants should provide details of use, their contact details, rental offer and the names and addresses of two references.

Misrepresentation Act

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate unless otherwise stated all prices and rents are quoted exclusive of V.A.T. The services have not been tested. The tenant will be required to ensure all systems are tested, working and suitable for their purposes.

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