

**AVAILABLE TO LET
RETAIL UNIT**



**A1 RETAIL PROPERTY
5 MANSFIELD HOUSE, LOWTHER STREET, YORK**

Rent

Offers in the region of **£7,500 per annum.**

Location

This property is located less than 1 mile North of the city centre.

Description

A ground floor retail unit situated within a parade of similar units serving the local community. Adjacent tenants include bookmakers, hairdressers, newsagents and various hot food retailers.

The accommodation briefly comprises:-

Retail:	41.80m ² (468 ft ²)
Rear Office/Storage:	16.80m ² (192ft ²)
WC	
Ancillary Yard Space:	

Lease Details

This property can be taken on lease terms for a period of 3 -21 years subject to 3 - 5 yearly rent reviews (5 yearly for longer than 3 years leases) on full repairing and insuring terms.

Business Rates

The Rateable Value for this property is: £5,500. The Business rates payable are currently at 45.8p in the pound, however, a tenant may qualify for small Business Rate Relief.

Costs

The incoming tenant is to be responsible for the Council legal and surveyors cost of £250.00.

Contact/Viewing

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

Applications should be marked for the attention of David Baren and made to:-
Resources APM,
City of York Council,
City Finance Centre,
PO Box31,
Library Square,
York
YO1 7DU

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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