

Available to let Retail Unit



74 GILLYGATE, YORK, YO31 7EQ
£10,000 p.a

Location

The property is located on Gillygate, which forms part of the City Centre inner ring road. Easiest access is via the A19 from the North along Bootham, turn left at the traffic lights at the City end of Bootham and the property is on the right at the far end of Gillygate towards the junction with Lord Mayor's Walk and also close to Union Terrace car park and St. John's College. The shop front is signed 'BLISS, sandwiches / delicatessen'.

Description

Ground floor retail premises, which has recently operated as a delicatessen with a preparation room at the rear. The rear room could be used as an additional sales area.

WC at the back and secondary access / fire escape.

Accommodation

The accommodation comprises:

Ground Floor

Gross Frontage	3.8 m (12 ft)
Front Retail Area (including porch recess)	19.3 m ² (208 ft ²)
Rear Retail / Preparation Room and WC	18.0 m ² (193 ft ²)

Services

None of the services have been tested and prospective tenants must satisfy themselves that all are operational. There is no gas at the property.

Planning

The property is suitable for any use within Class A1 of the use classes order, i.e. retail shop or sale of cold food. It is not suitable for a hot food takeaway.

Lease Details

A flexible term from 3 to 21 years is available subject to 5 yearly rent reviews on full repairing and insuring terms. Works to the roof etc. are via a service charge, as and when needed, shared with the flat above.

Rental

Rental offers are invited in the region of £10,000 pa exclusive.

Business Rates

Rateable Value: £6,800

Rates Payable 2008/09: £3,114

The rates payable figure may be subject to transitional relief. In addition, small business rate relief may also be available. Please contact the Business Rates section directly if you require any further clarification, on tel (01904) 551140.

Legal Costs

The tenant will be responsible for a contribution towards the Council's Legal costs of £300.

Viewing

For further details or to arrange a viewing please contact:

**Lynn Hanser or David Baren, Property Surveyors, Tel (01904) 553306
or e-mail david.baren@york.gov.uk**

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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