

ACOMB 50B YORK ROAD RETAIL UNIT TO LET



LOCATION

Acomb is a busy suburb of York located approximately 2 miles west of the city centre. The property occupies a prominent position on the junction of Front Street and York Road. Occupiers represented close by include **Boots, Peacocks, Greggs, Johnsons** and **Lloyds TSB**.

ACCOMMODATION

The premises comprise the following approximate net internal floor areas and dimensions:

Gross Frontage	5.69 m	18 ft 8 in
Internal Width	4.65 m	15 ft 3 in
Ground Floor Sales	68.10 sq ft	733 sq ft
Ground Floor Ancillary	20.25 sq ft	218 sq ft

LEASE TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease.

RENT

£20,000 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the property is subject to the following assessment:

Rateable Value	£19,500.00
Rates Payable	£8,014.50

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal and professional costs incurred in this transaction.

VIEWING

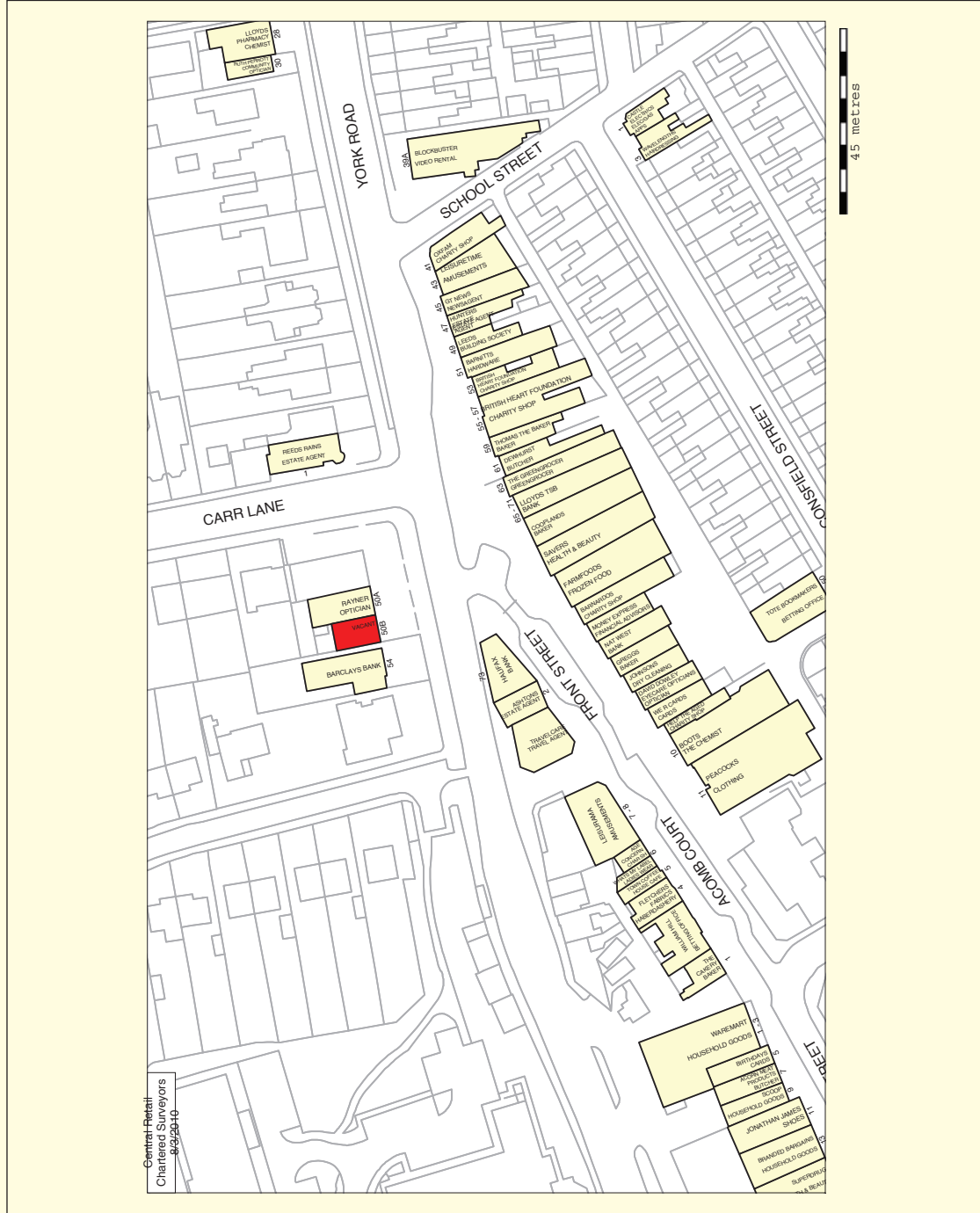
Viewing is strictly via Central Retail:

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SUBJECT TO CONTRACT



York – Acomb



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CR CENTRAL RETAIL
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