

YORK

9 COLLIERGATE

SHOP LEASE FOR SALE BY WAY OF AN ASSIGNMENT DUE TO RELOCATION

LOCATION

The shop unit occupies a prominent position with an excellent frontage onto Colliergate close to the junction with King's Square and Low Petergate. Other retailers situated in close proximity include **Barnitts, Azendi Jewellers, Boots, Caffe Nero** and **Skipton Building Society**.

ACCOMMODATION

The premises offer retail space on ground, first floor and second floors and provides the following approximate floor areas and dimensions:

| | | |
|----------------------|----------|-------------|
| Internal Width | 8.93m | 29.4 ft |
| Ground Floor Sales | 108 sq m | 1,171 sq ft |
| First Floor Sales | 74 sq m | 800 sq ft |
| Second Floor Storage | 30 sq m | 327 sq ft |

LEASE TERMS

The premises are held by way of a full repairing and insuring lease, expiring 24 March 2013, without further review.

Our clients are prepared to offer the subject premises by way of an assignment of the existing leasehold interest or alternatively they may be prepared to offer a sub-lease for a term to be agreed.



RENT

£49,000 per annum exclusive.

RATES

We have made enquiries with the Local Rating Authority and have been informed the unit is subject to the following rating assessment:

Ratable Value £49,500

LEGAL COSTS

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

VIEWING/CONTACT

Viewing is strictly via sole agents Central Retail:

Contact: Adam Jennings – adam@central-retail.co.uk
Tom Limbert – tom@central-retail.co.uk

SUBJECT TO CONTRACT



York



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