



5 BLAKE STREET YORK

A double fronted ground floor shop situated in a popular secondary retail pitch favoured by both well-known local businesses and multiples. Blake Street forms a busy route into the retail core particularly for those living in the popular Bootham and Clifton residential areas. Near-by retailers include New Look, Toni & Guy, Van Mildert, Ask and McDonalds. The property has an energy asset rating of 'C'.

CITY CENTRE SHOP

727 SQ.FT. (67.53SQ.M.)

TO LET—NEW LEASE

RENT £35,000 PA. (EXCL.)

ACCOMMODATION

Ground Floor

Sales	727 sq.ft.	(67.53 sq.m.)
W.C.	-	-

N.B. The property has no rear access.

BUSINESS RATES

Information gained from City of York Council (Tel: 01904 551140) includes the following:-

Rateable Value: £33,500 (2017 Valuation List)

Business Rates Payable: £16,080 (2018/19)

We recommend that interested parties verify the above information and establish also the levy payable under the York BID.

LEASE DETAILS

The property is to let on a new effectively full repairing and insuring lease. Each party will be responsible for its own legal fees

PHOTOGRAPH - INTERIOR



View- Front to Rear

STREETSCAPES



View towards St Helen's Square



View towards St Leonard's Place

STREET TRADERS PLAN



IMPORTANT NOTICE

These particulars including photographs, plans, etc. are provided subject to the following terms:-

1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract.
2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the Vendors or Lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the adequacy, efficiency or condition.
3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive.
4. Dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Personal inspection, enquiry, and the taking of independent advice is imperative before a contract is entered into.
5. Current availability of this property should be checked before travelling to view.