



3 BLAKE STREET YORK YO1 8QJ

A prominent ground floor mixed retail (A1)/café (A3) unit (Grade II Listed) retaining period features and 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 McDonald's. N.B. The area available for Café (A3) use within the overall sales area is currently restricted by the planning approval - see details.

CITY CENTRE RETAIL/CAFÉ
1,120 SQ.FT./104.04 SQ.M.

TO LET - NEW LEASE
RENT: £45,000 PA. (EXCL.)

ACCOMMODATION

Ground Floor

| | | |
|-------------|------------|---------------|
| Front Sales | 805 sq.ft. | (74.78 sq.m.) |
| Rear Sales | 315 sq.ft. | (29.26 sq.m.) |
| W.C. | - | - |

N.B. The property has no rear yard or access.

BUSINESS RATES

Enquiries made to City of York Council (Tel: 01904 551140 - Business Rates) revealed the following:-

Rateable Value: £51,500 (2017 Valuation List)

Business Rates Payable: £25,235 (2018/19)

We recommend that interested parties verify the above information using contact details provided and establish also the levy payable under the York BID Scheme.

LEASE DETAILS

The property is to let on a new effectively full repairing (via service charge) and insuring (via annual premium recovery from the Tenant) lease. Each party will be responsible for its own legal fees in the transaction.

PHOTOGRAPH - INTERIOR



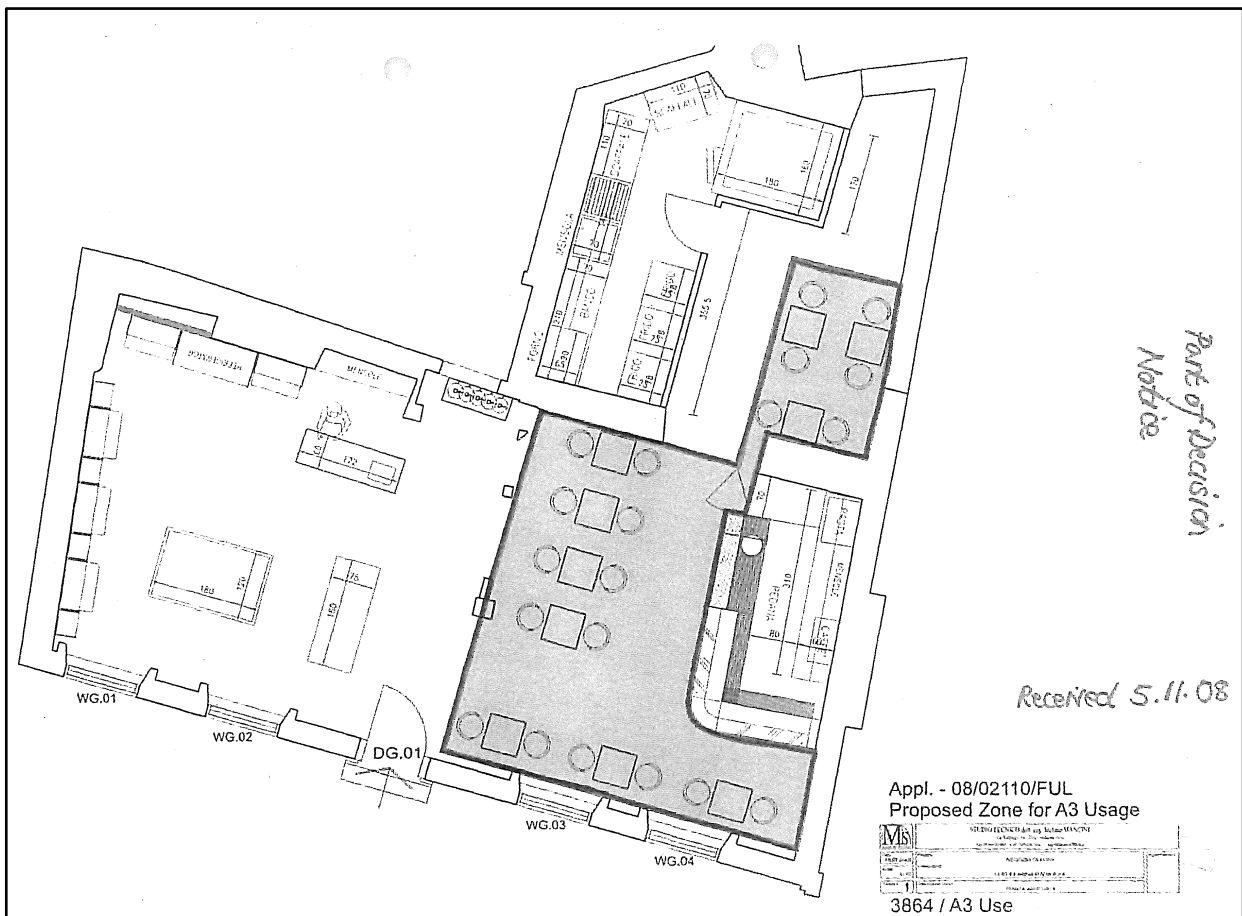
Front Sales (Library Photograph)

SHOP (A1)/CAFÉ (A3) APPROVAL

Approval was granted on the 5th November 2008 (subject to conditions) for mixed use comprising of shop and cafe with hours of operation being Monday - Saturday, 08:00 - 18:00 hours; Sundays/Bank Holidays 11:00 - 17:00 hours and Thursdays (only) 08:00 - 23:00 hours.

Café use is restricted to the area shown by shading on Drawing No. 3864/A3 Use (see below) unless otherwise agreed by City of York Council. If required a copy of the approval is available on request.

DECISION NOTICE PLAN



ENERGY PERFORMANCE CERTIFICATE

A copy of the E.P.C. for this property is available on request. The Asset Rating is E - 103 (Certificate Ref. No. 9590-3010-0090-0390-9475).

APPOINTMENTS TO VIEW

Inspections of the property can be arranged - enquiries@blacksproperty.com or Tel: 01904 679733.

STREETSCAPES



View towards St Helen's Square



View towards St Leonard's Place

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.