



Location

The premises are situated on the north-western side of The Mount close to the junction with Holgate Road.

The Mount forms a busy arterial road leading from York City Centre to Tadcaster Road and the A64.

The surrounding businesses form a mixture of retail, restaurant and service related shops.

Description

The premises form a ground floor shop of brick construction under a pitched slate covered roof with rear storage.

The first floor consist of two rooms plus kitchen room and bathroom. The premises have the benefit of rear access and the use of a garage to the rear.

Accommodation

The premises provide the following approximate net internal floor areas:

Gross frontage	4.15 m	13 ft 6in
Ground floor retail sales	44 sq m	475 sq ft
Ground floor store	12 sq m	130 sq ft
First floor	47 sq m	505 sq ft
WC.		
Total	103 sq m	1,110 sq ft

Services

Mains electricity, water and drainage are connected to the premises.

Planning

The building is situated within a conservation area and is not listed.



Energy Performance Certificate

An energy performance certificate has been commissioned and is available to interested parties.

E 101-125  **120** This is how energy efficient the building is.

Lease Terms

The premises are available by way of a new 6 year lease on full repairing and insuring terms, subject to an upward only rent review at the end of the third year of the term.

Rent

£15,000 per annum exclusive, payable quarterly in advance.

Rates

The property has been assessed for rating purposes as follows:

Rateable Value	£9,200 (2010 Rating List).
Rates payable	£6,594 per annum

VAT

All monies are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Further Information

For further details and viewing arrangements please contact:

David Waterhouse	david@stapletonwaterhouse.com
Charlie Bethell	charlie@stapletonwaterhouse.com
Telephone	01904 622226