



#### Location

The premises are situated on the north western side of Blossom Street, opposite the junction with East Mount Road and between Holgate Road and The Crescent.

As such they occupy a highly visible location and also within easy walking distance of York City Centre and the Railway Station.

The premises are immediately adjacent to Sainsbury's and other notable occupiers within the vicinity include Subway, Everyman Cinema and KFC. There is also a mixture of local independent retail and leisure.

#### Description

The premises comprise a Ground Floor retail unit together with rear and side storage.

#### Accommodation

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

<i>Gross Frontage:</i>	<i>18 ft</i>
<i>Shop Depth:</i>	<i>59 ft</i>
<i>Ground Floor Shop:</i>	<i>1,317 sq ft</i>
<b><i>Total</i></b>	<b><i>1,317 sq ft</i></b>

#### Services

Mains electricity, water and drainage are connected.





### EPC

**C** 51-75

**68**

This is how energy efficient the building is.

### Lease Terms

The property is offered on a ten year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

### Rent

£21,000 per annum exclusive.

### Rates

We understand that the retail unit is assessed for rating purposes as follows:

<i>Rateable Value</i>	<i>£16,500 (2017 Rating List).</i>
<i>Rates Payable</i>	<i>£8,085</i>

### VAT

All costs are exclusive of VAT.

### Legal Costs

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

### Further Information

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