



Bowcliffe

# RETAIL UNIT TO LET



11 COLLIERGATE  
YORK  
YO1 8BP

## LOCATION

The property is situated on Colliergate in York City Centre in a good secondary position, opposite the well-known Barnitts Department Store.

Colliergate is accessed from Stonebow and Kings Square and is home to many established independent retailers and lies in close proximity to Fossgate.

## DESCRIPTION

The property comprises a ground floor retail unit with first floor office/sales and store to second floor, providing the following approximate net internal accommodation: -

GF Sales	504sqft	47sqm
GF Stores	62sqft	6sqm
FF Office/Sales	308sqft	29sqm
SF Office/Store	243sqft	23sqm

## LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

£22,500pa plus VAT.

## RATES

The property is assessed as;

Rateable Value	£25,000
UBR	£0.504
Rates payable	£12,600pa

Interested parties should verify these figures with the York City Council Business Rates Department (telephone: 01904 551550).

Business rates relief may be available subject to status.

## EPC

The property is a Listed building and as such an EPC is not required.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING

All enquires should be via the sole agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson  
Tel: 0113 245 2452  
Email: jr@bowcliffellp.com

Date of Particulars: July 2020

## THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

