



Bowcliffe

TO LET
46 Goodramgate
York



LOCATION

The property is situated on Goodramgate in the centre of York between the junctions of Kings Square and Deangate.

Nearby occupiers include Tesco Express, Wagamamas, Boyes and William H Brown.

DESCRIPTION

The property comprises a mid-terraced, Grade II Listed retail unit arranged on ground, first, second and basement floors providing the following approximate net internal accommodation:-

Ground Floor Sales	762sqft	70.9sqm
First Floor Sales	361sqft	33.5sqm
Second Floor Store	288sqft	26.7sqm
Basement Store	425sqft	39.5sqm

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

£28,000pax.

RATES

Rateable Value	£23,250
UBR	£0.48
Rates payable	£12,124

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

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 2018

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.