

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

CITY CENTRE RETAIL PREMISES TO LET

**7 CHURCH STREET
YORK Y01 8BG**



- **Ground Floor 335 ft² (31.1 m²)**
- **Rent £27,500 pa exclusive**
- **Busy trading position close to prime retail area**
- **Richer Sounds, The Sony Centre, Gamestation, The Works
Thomas the Baker & Boots the Chemist nearby**

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

SITUATION: Church Street is a busy thoroughfare within the heart of York City centre. It is in close proximity of Parliament Street, St Samson's Square & Davygate, and serves as a busy link between the City's prime shopping area and the popular tourist streets of Low Petergate, King's Square & The Shambles. It is consequently well used by residents and visitors alike.

Other retailers nearby include national & regional multiples, together with a mix of local & specialist businesses, including The Works, Rayners Opticians, York Camera Mart, Richer Sounds, Thomas the Baker and Boots the Chemist.

DESCRIPTION: This is a self-contained building arranged on ground & two upper floors. The sales area has an attractive display frontage to this busy street.

NET INTERNAL FLOOR AREAS DIMENSIONS:	Ground Floor - Sales	335ft ² (31.1 m ²)
	First Floor - Office, Prep & Storage	330ft ² (30.6 m ²)
	Second Floor - Storage	340 ft ² (31.6 m ²)
	Internal Width	12' 6" (3.81 m)
	Shop Depth	32' 0" (9.75 m)

NOTE: Areas and dimensions are approximate and interested parties must rely on their own measurement of the accommodation.

SERVICES: We have assumed that the premises are connected to all main services. However, none of the services or installations have been tested by White Druce & Brown, Howard Jenkins or our clients and interested parties must rely on their own investigations as to their condition and suitability.

RATING ASSESSMENT: The VOA website indicates that the premises have a Rateable Value of £26,500. The Standard National Non-Domestic Rating Multiplier (2010-11) is £0.414.

LEASE TERMS: The premises are available to let on a new full repairing and insuring lease for a term by arrangement, subject to periodic 'upward only' rent reviews.

We recommend that all matters of a legal nature to be confirmed between solicitors. If there are any specific matters of concern to interested parties then these should be raised in writing with White Druce & Brown or Howard Jenkins and we will endeavour to obtain from our clients or their solicitors any further information required.

RENT: £27,500 per annum, exclusive of VAT and business rates.

TOWN PLANNING: We are informed that the previous occupier operated a sandwich bar as a Class A1 (retail) use. Interested parties should contact The City of York Council - Planning Department on (01904) 613161 to discuss whether there may be scope for seeking planning permission for any change of use however, the advice to date is that consent for Class A3, A4 and/or A5 uses is unlikely.

VAT: We are informed by our clients that the premises are registered for VAT however, would confirm that all prices, rents and offers for consideration are deemed to be exclusive of VAT. Interested parties should consult their accountants in this regard.

LEGAL COSTS: Each party will be liable for their own legal costs in this transaction.

FURTHER INFORMATION:	Jonathan Green	Chris Jenkins
	White Druce & Brown	Howard Jenkins
	0207 467 5997 (M: 07778 803090)	01904 707000 (M: 07767 837320)

SUBJECT TO CONTRACT