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CORNER SHOP UNIT TO LET

2 OAK STREET, POPPLETON ROAD , YORK, YO26 4SE



FOREWORD

This is a very prominent shop unit on the corner of Poppleton Road and Oak Street, and having the benefit of on street parking directly outside. The shop is suitable for any retail type uses and was last used as a sandwich bar. The equipment currently fitted and in situ within the premises is available to purchase if required. The premises are of good proportions and have useful ancillary space to the rear and are offered on a new lease at a very reasonable rent.

ACCOMMODATION (All dimensions are approximate)

Sales area 13'3 x 14'0, having glazed frontage to two sides, with window to one side.

Rear sales/store 13'0 x 13'0.

Office/kitchen area 12'0 x 6'0.

Separate w.c.

Around 439 sq.ft. (41 sq.m.) in total

RATES

The premises are shown on the Valuation Office Rating web site as having a Rateable Value is £2950 .Under current arrangements for small businesses, the property will be exempt from rates for most occupiers.

LEASE

A new Lease will be drawn up for a Term to be agreed, on an Internal Repairing and Insuring basis, at a rent of **£650 per month.**

COSTS

The ingoing Tenant will be required to contribute towards the landlords legal costs of preparing the lease up to a maximum of £450 +VAT .

IMPORTANT

Where staff are employed in a business, it is possible that they are unaware of any impending sale, therefore it is essential that all viewings are arranged through us and no direct approaches should be made under any circumstances.

VAT

All prices and rents are deemed to be exclusive of any VAT which may apply.

NOTE

Details and general information provided within these particulars have been confirmed by The Client, are given in good faith and are believed to be correct, however all proposed purchasers/tenants must satisfy themselves as to the correctness of the information provided. We understand that all services and items of equipment are in functional order, but no warranties can be given in this respect. Neither the agents nor any person in their employ bind themselves in any way, nor are any warranties given as to the correctness of the information provided. No part of these particulars form part of any contract or agreement for sale or lease