

Shop To Let



Unit 4 Tower Court, Clifton Moor, York, YO30 4WL

1,455 sq ft (135.2 sq m)

- Suitable for a variety of users including: -
 - Retail (A1)
 - Restaurant and coffee/café shop (A3)
 - Heath and clinical services (D1)
- Ample onsite staff and customer parking
- Set within long established Tower Court complex with neighbouring occupiers including food and non-food retail, offices and community/health users

Location

Tower Court is located approximately 3.5 miles due north of York city centre within the Clifton Moor district servicing a long established and thriving community of residential and mixed use commercial occupiers. Please see attached location plan.

Description

Tower Court comprises broadly an L-shaped two storey terrace providing ground floor retail and offices above accessed from a central atrium.

The subject premises comprise a regular rectangular ground floor unit with a full height glazed shop front with double door entry. WC and kitchenette facilities are located to the rear of the premises together with rear servicing via double door access. Internally, the unit is currently retrofitted with a suspended ceiling with recessed lighting and heating and cooling within ceiling mounted cassettes.

Accommodation

The premises have a gross internal floor area of 1,455 sq ft (135.2 sq m). Interested parties must however satisfy themselves as to the floor areas of the subject property.

Services

Mains water and electricity. Gas pipework capped off but available for use.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £25,000 per annum exclusive.

Service Charge

A service charge is levied by the landlord for the benefit of all the occupiers of Tower Court for communal services and repairs. The contribution for Unit 4 to the year ending 31 March 2020 is currently £1,736.68.

Rates

The premises have a rateable value of £20,000.

Energy Performance Certificate (EPC)

The property has an EPC rating of C-63. A copy of the EPC is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Further Information / Viewing

Viewing by appointment, please contact:-

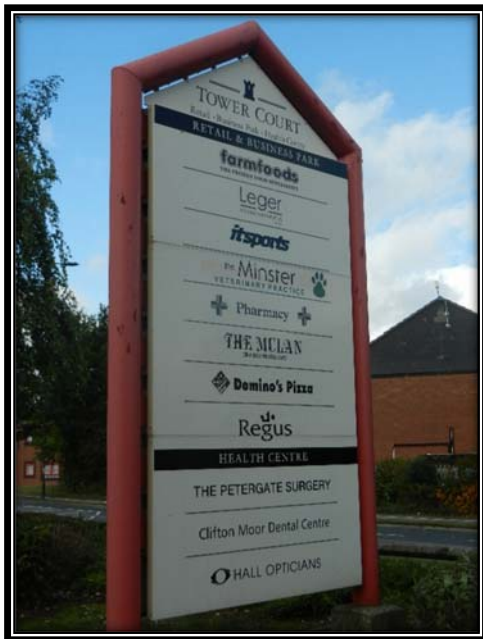
Lawrence Hannah Limited
39 Blossom Street
York
YO24 1AQ

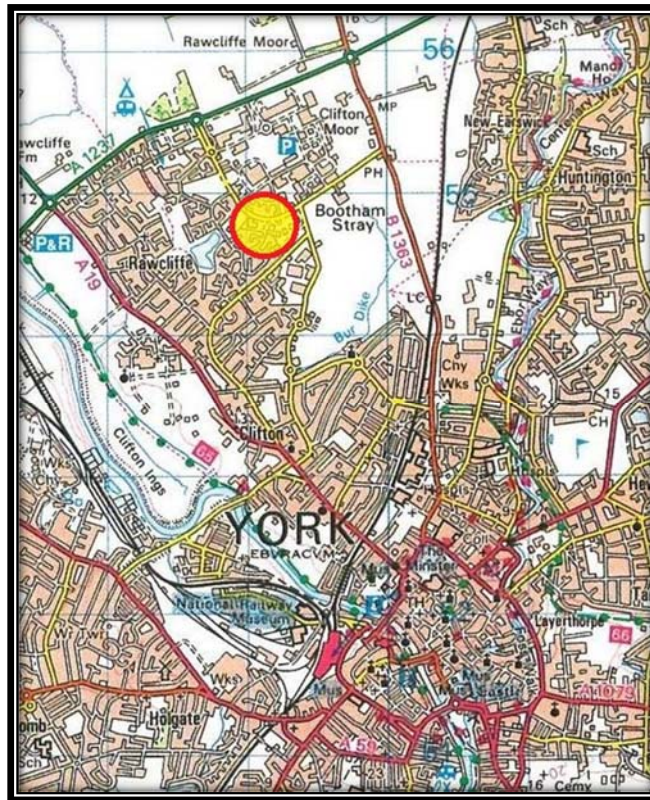
Contact: Miles Lawrence
Telephone: (01904) 659 800
Email: milesl@lh-property.com



39 Blossom Street
York
North Yorkshire
YO24 1AQ

01904 659 800
info@lh-property.com
www.lh-property.com





39 Blossom Street
York
North Yorkshire
YO24 1AQ

01904 659 800
info@lh-property.com
www.lh-property.com