

Trade Counter / Business Unit  
Well Located for York City Centre & A64  
Unit 30, Hospital Fields Road, York YO10 4DZ

Howard  
Jenkins

To Let on New Lease



- GIA 1,475 ft<sup>2</sup> (137 m<sup>2</sup>) approx
- Well located on busy commercial & industrial estate
- Convenient access to York City centre, outer ring road (A64), A1M & Motorway network
- Occupiers nearby include Fulford Auto Services, Dyrdals Garage, Elcocks Power Tools, Chippindale Plant Hire, Reeds Electrical Supplies & Fraward Plumbers Merchants, Get Cycling CIC Bike Shop and Cycle Heaven Bike Shop



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[www.howardjenkins.co.uk](http://www.howardjenkins.co.uk)

# Unit 30, Hospital Fields Road, York YO10 4DZ

## Location

The premises are well located on this established commercial & industrial estate situated immediately off Fulford Road (A19), approximately 0.75 mile south of York City centre, also having the benefit of convenient access to the outer ring road (A64) which provides a dual-carriageway connection to the A1M and Motorway network.

Occupiers nearby include Fulford Auto Services, Dyrdals Garage, Methuen Books, Elcocks Power Tools, Miller Food Service, Chippindale Plant Hire, Reeds Electrical Supplies & Fraward Plumbers Merchants, Get Cycling CIC Bike Shop and Cycle Heaven Bike Shop.

## Description

This is a single-storey trade counter / business unit of modern steel portal framed construction, having eaves of approx. 17 feet (5.2 metres); it has toilet facilities and a small office / reception at the front, with loading access via a roller shutter door.

## Gross Internal Floor Area

Ground Floor 1,475 ft<sup>2</sup> (137 m<sup>2</sup>)

## Rating Assessment

The Valuation Office Agency website records the premises as having a Rateable Value (2017 List) of £13,500.

## Small Business Rate Relief

The VOA website confirms that under Small Business Rate Relief this property will benefit from a 50% reduction in its liability for business rates.

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## Lease Terms

The unit is offered on a new effectively FRI lease for a term to be agreed, subject to periodic 'upward only' rent reviews.

## Rent

£12,500 per annum, exclusive of business rates, service charge & VAT.

## VAT & Legal Costs

We are informed by our clients that the premises are registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs in the transaction.

## Energy Performance Certificate (EPC)

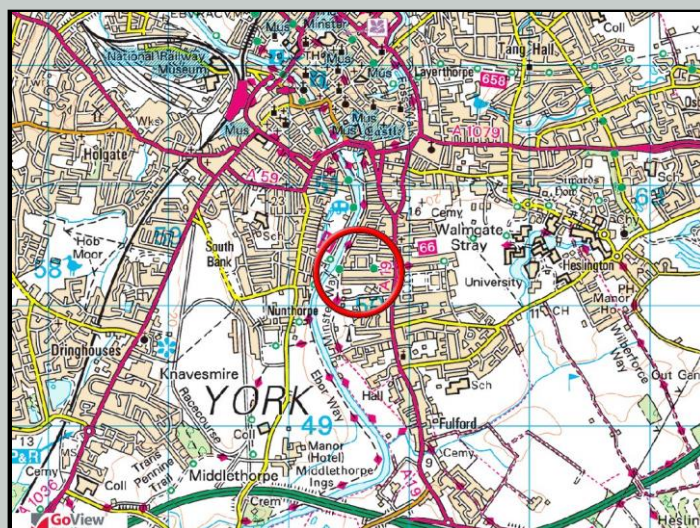
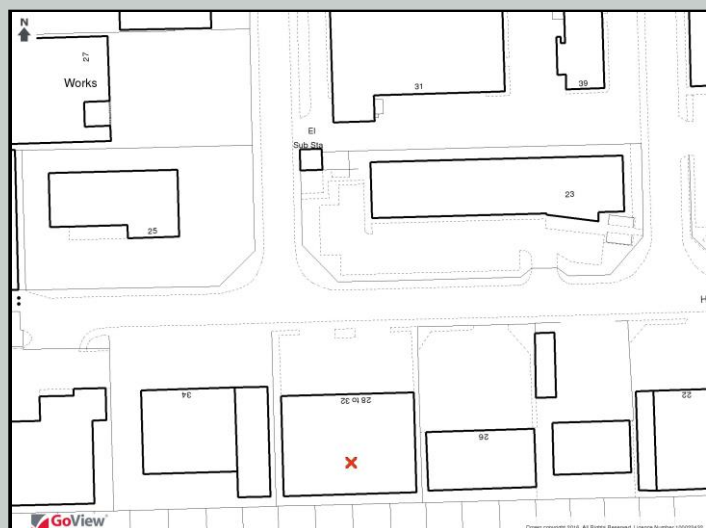
An EPC is available upon request or can be downloaded from our website.

## Further Information & Viewing

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Date: January 2019

Subject to Contract



## Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice.

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