

**UNIT 6, STIRLING PARK
CLIFTON MOOR, YORK, YO30 4WU**



This is a modern Unit situated in the heart of Clifton Moor, in what is an ideal position to conduct a business for a variety of trades. The previous occupiers were York Carpet and Flooring Centre who had the benefit of a showroom, practical workshop space, reception and offices. The site has easy access onto the road network on Clifton Moor, which of course is in easy reach of the York outer bypass. Clifton Moor is an extremely popular area for businesses to be located, there being a wide range of these, many of which transact business with each other. However given the road communications the Unit is situated in an excellent position to be able to gain easy access around York, and onto its main arterial roads.

Ground Floor gross internal area – 218 square metres (2,350 square feet)
Plus Mezzanine

**TO LET BY WAY OF A LEASE ASSIGNMENT – RENT
£10,000 PER ANNUM EXCLUSIVE**

VIEWING: Strictly by appointment with the agents.

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ACCOMMODATION

The property is of standard construction, having the benefit of manual roller shutter to front, and separate front entrance to the reception. Internally the space comprises the following:-

RECEPTION:	6.14m x 4.47m; double glazed panels to frontage with pedestrian door, suspended ceiling
INNER LOBBY:	suspended ceiling
TOILET:	with WC, wash hand basin, non slip floor covering, half tiled walls, suspended ceiling
SHOW ROOM:	5.24m plus alcove x 5.99m plus passage, 2.51m x 1.20m rear section, 3.32m x 5.90m; fire escape hand door
KITCHENETTE:	single drainer stainless steel sink unit in laminated work surface with fitted base unit, splash back tiling, Haetrae Sadia water heater over, non slip floor covering, door to workshop
WORKSHOP AREA:	18.14m x 5.96m plus alcoves; concrete floor, roller shutter door to front
FIRST FLOOR MEZZANINE AREA:	6.65m x 18.14m; partitioned office space

SERVICES

The property has the benefit of mains water, electricity and drainage connected.

LOCAL AUTHORITY

City of York Council

RATING

Rateable Value: £12,500

Rates Payable 2006/7: £5,725

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TERMS OF LEASE

The property is to be let by way of a lease assignment on full repairing and insuring terms until 11 august 2011. The current rent is £15,000 per annum, exclusive but the outgoing tenants are prepared to subsidise any incoming tenant for the next two years. Please contact us to discuss any proposals.

COSTS

The incoming Tenant may be required to contribute towards the Assignors legal costs.

VALUE ADDED TAX

VAT may be chargeable on the rent.

VIEWING

Strictly by appointment with WILES LTD Chartered Surveyors.

AGENTS' NOTE

WILES LTD for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having (for the purpose of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of WILES LTD has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by WILES LTD or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;

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- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
- a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
- a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through WILES LTD;
 - d) to submit any offer in respect of this property/business to WILES LTD, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of WILES LTD as would be due from the vendor/lessor.

REFERENCE: C1205