

40 CONEY STREET YORK



PRIME RETAIL LOCATION

40 CONEY STREET YORK



Reproduced by permission of Experian Goad - licence no. PU100017316. Not to Scale - For Identification Purposes Only.

LOCATION

The property is located in a prime position on Coney Street, York's main retailing thoroughfare. Nearby national retailers include Next, Smiggle, Waterstones, River Island and TK Maxx. The subject property has recently undergone a comprehensive repairs work package with the premises now white boxed and ready for shop fit.

ACCOMMODATION

The property is arranged over ground, first, second and third floors providing the following approximate net internal areas:

Ground Floor Total	1,137 sq ft
First Floor Total	590 sq ft
Second Floor Total	573 sq ft
Third Floor Total	492 sq ft
Total Area	2,792 sq ft

RENT

£120,000 per annum exclusive of rates.

TENURE

The premises are available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent review.

RATES

The Rateable Value is subject to reassessment of the reduced demise; further details on request.

LEGAL COST

Each party to be responsible for their own legal and professional costs incurred in this transaction.

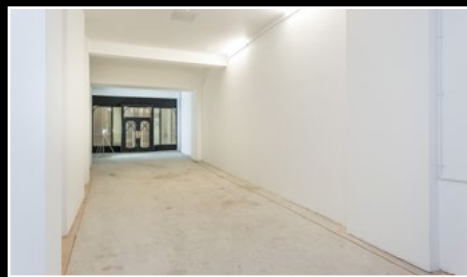
EPC

Available on request.

CONTACT

JAMES SCANLON
020 7409 8169
0777 943 8494
jscanlon@savills.com

CAMERON BELL
020 7409 8158
0787 055 5982
CLBell@savills.com



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented you should ask your adviser for a copy. Alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors. Tel: 020 7334 3806.

