



Location

The property is located in a prime position on Coney Street, York's main retailing thoroughfare. Nearby national retailers include Next, Smiggle, Waterstones, Holland & Barrett, JD Sports and TK Maxx.

Accommodation

The property is Grade II listed, and is arranged over ground, first & second floors providing the following approximate net internal areas:

Floor	Sq ft	Sq m
Ground floor	579	53.80
First floor:	197	18.30
Second floor:	269	24.99
Total	1,045	97.09

Tenure

Leasehold on terms to be agreed.

Quoting Rent

£50,000 pax

Planning

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £69,500
UBR (2020/21): £0.512p
Rates Payable: £35,584

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

Legal Costs

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

EPC

A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

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October 2020

File number: TBC

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