

Retail Unit to Let

# 4-6 Parliament Street York



**Savills Leeds**  
3 Wellington Place  
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## Location

- York is a historic Cathedral city in North Yorkshire with an affluent primary retail catchment of 488,000 and attracts 8.9m visitors a year.
- The city boasts some of the UK's top tourist attractions including **York Minster, The Castle Museum, The Jorvick Centre, National Railway Museum** and **The Shambles**.
- The property is located on the southern side of Parliament Street, which is one of the city's prime retail thoroughfares. Other national occupiers in the immediate vicinity include **Marks and Spencer, Barclays Bank, Vision Express, HSBC, Amorino** and the historic **Shambles Market**.

## Accommodation

The property is arranged over ground and basement floors. Approximate net internal areas are:

Ground Floor:	3,552 sq ft	330 sq m
Basement:	1,292 sq ft	120 sq m

## Tenure

The premises are available by way of a new lease on terms to be agreed.

## Rent

£150,000 PAX.

## Rates

The premises are subject to a development. Interested parties are advised to make enquiries with the Local Authority.

## Use

The premises currently benefits from Class E use.

## EPC

Details can be provided upon request.

## Legal Costs

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

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## Viewing & further information

Strictly by prior arrangement only with:

### Josh Howe

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PARLIAMENT STREET

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