

City Centre Shop / Restaurant Unit  
Consent Granted for Class A3 Consent\*  
9 Colliergate, York YO1 8BP

Howard  
Jenkins

To Let (subject to Vacant Possession)



- Planning permission granted (27 March 2019) for Class A3 use\*
- Prominent frontage to busy thoroughfare within York's historic City Walls
- Total NIA 2,390 ft<sup>2</sup> (222.0 m<sup>2</sup>) approx
- Stonebow House redevelopment : major new occupiers due Spring 2019
- Hungate residential quarter nearby (c.1,025 new homes), plus Hiscox offices and hotel
- **STAFF UNAWARE – NO VIEWINGS WITHOUT PRIOR APPOINTMENT**



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RICS

01904 707000  
[www.howardjenkins.co.uk](http://www.howardjenkins.co.uk)

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### Location

Within the heart of York City centre, Colliergate is a street which serves residents and visitors alike attracting a mix of independent businesses, including Barnitts a long-established York retailer who have significantly extended and upgraded their store in recent years.

The redevelopment of Stonebow House at the end of the street reflects the calibre of this location, providing high quality apartments & penthouses on the upper floors, with the ground & lower ground floors due to be occupied by Motivate (gym) and Try Market Halls (<https://www.markethalls.co.uk/>) understood to be Spring 2019.

The regeneration of the Hungate area as a new residential quarter nearby in Peaseholme Green (totalling c.1,025 new homes), together with new Grade A offices occupied by Hiscox and proposed hotel on the adjoining site further raises the profile of this part of Central York.

### Description

The property is a Grade II Listed Building which provides attractive, open-plan accommodation over ground, first and second floors; it has excellent double display windows which provide an extensive street frontage.

### Net Internal Floor Areas

Ground Floor – Sales	1,170 ft <sup>2</sup> (108.7 m <sup>2</sup> )
Ground Floor – Store & Kitchen	70 ft <sup>2</sup> ( 6.5 m <sup>2</sup> )
First Floor	820 ft <sup>2</sup> ( 76.2 m <sup>2</sup> )
Second Floor	330 ft <sup>2</sup> ( 30.5 m <sup>2</sup> )

All floor areas should be checked by interested parties by measurement on site.

### Services

Our clients advise that the premises are connected to all main services.

### Rating Assessment

The VOA website records the property as having a Rateable Value of £48,500 (2017 List).

### Ground Floor Sales Area



### Town Planning\*

Planning permission (Ref: 18/02668/FUL), dated 27 March 2019, has been issued permitting the premises to be used for Class A3 (café & restaurant) purposes, subject to conditions; copy available on request.

### Lease

Subject to obtaining vacant possession, the premises will be available to let on a new full repairing and insuring lease for a term to be agreed, incorporating periodic "upward only" rent reviews.

### Rental Guide

£50,000 pa exclusive of business rates and 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)

As a Grade II Listed Building, it is understood that an EPC is not required.

### Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

### Further Information & Viewing

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Date: April 2019

Subject to Contract

### First Floor Sales Area



### 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.



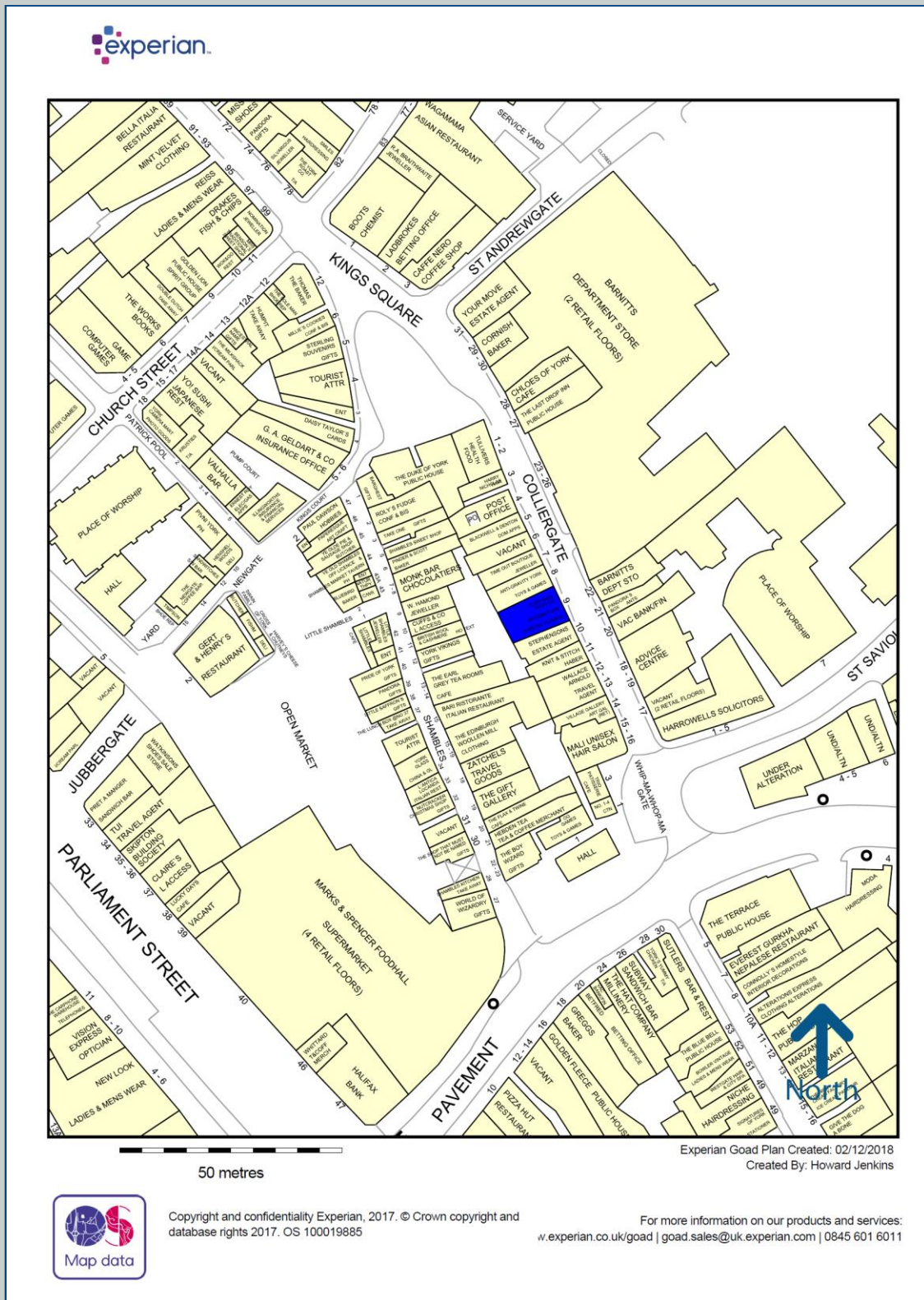
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**Note**  
Plan not to scale; for identification only.



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