

## YORK

**VANGARDE SHOPPING PARK** VANGARDE WAY, YO32 9AE



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#### **LOCATION**

York is located in North Yorkshire, approximately 34 miles north-east of Leeds.

Vangarde Shopping Park is situated approximately 2 miles north-east of the city centre fronting Jockey Lane and opposite Monks Cross Shopping Park which, together with the subject scheme, forms the shopping destination for York and the wider Yorkshire catchment.









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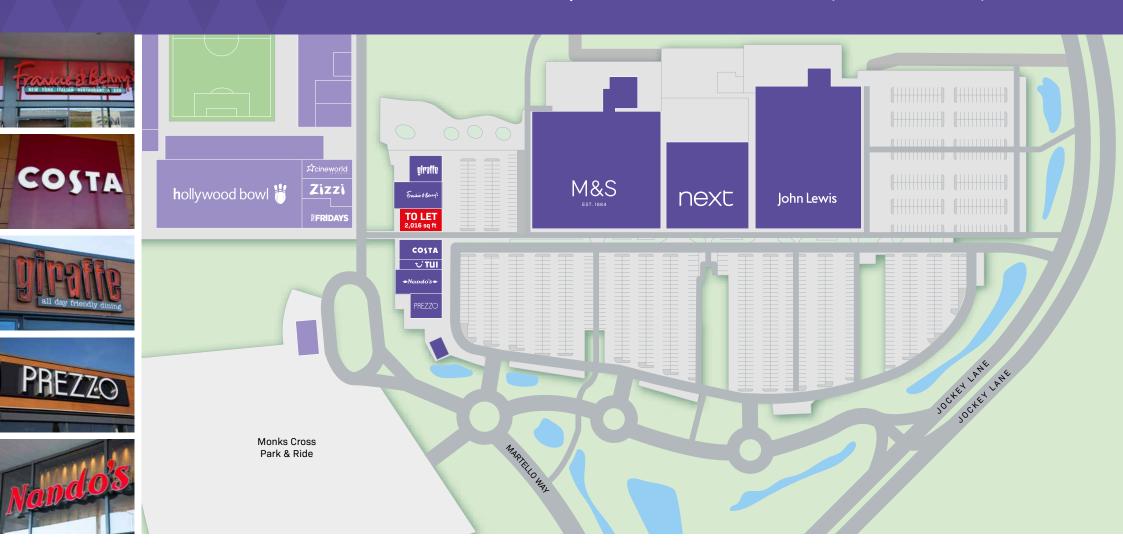
#### **DESCRIPTION**

Vangarde Shopping Park is a prime new scheme with large flagship stores for John Lewis, Marks & Spencer and Next along with a terrace of smaller units occupied by Nando's, Prezzo, Frankie & Benny's, Giraffe, Costa and Tui.

The York Community Stadium development is located immediately to the rear of the smaller terrace and will include a new 8,000 sq ft stadium along with associated leisure uses plus a 13-screen Imax Cinema, 24-lane Hollywood Bowl, an indoor mini golf centre and associated restaurants including TGI Friday's and Zizzi. Practical completion is due in Spring 2019 and the line-up is shown on the photograph.



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# THE AVAILABLE UNIT EXTENDS TO 2,016 SQ FT

#### **PLANNING**

The available unit benefits from an A3 planning consent. The landlord would consider a change of use to open A1 uses, subject to occupier requirements.

#### **AVAILABILITY**

The available unit extends to 2,016 sq ft with an external seating area of 698 sq ft. There is the potential to extend the unit to c.3,000 sq ft to suit occupier requirements, subject to planning

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#### **EPC**

Available on request.

#### **TERMS**

Available on request.

#### **CONTACTS**

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