

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

22 STONEGATE
YORK



LOCATION

York is an attractive and historic cathedral city with an established international image. The city is located approximately 26 miles north east of Leeds and 22 miles east of Harrogate.

York benefits from good road communications with the A64 providing a direct link to the A1 15 miles west.

York has a primary catchment area population of 478,000 and a shopping population of 286,000 (source: PROMIS)

Tourism attracts on average 7 million visitors a year and latest figures report this provides approximately £443 million per annum of revenue for the city (Source: Visit York)

Situated in a prime location on Stonegate, adjacent **Rohan Outdoor** and **Jack Wills** and close to **The White Company** and **Hotel Chocolat**

ACCOMMODATION

The property is arranged over ground, first and second floors, comprising the following approximate areas and dimensions:

Ground Floor Sales	11.05 m ²	119 sq ft
Ground Floor Ancillary	6.22 m ²	67 sq ft
First Floor Sales and Ancillary	29.72 m ²	320 sq ft
SF Storage	27.68 m ²	298 sq ft

RENT

£30,000 pax

LEASE TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease.

