



PRIME SHOP TO LET

YORK

4/6 PARLIAMENT STREET
OPPORTUNITY TO BE RECONFIGURED

DESCRIPTION

The premises are located on the busy Parliament Street opposite **Marks & Spencer** and adjacent to **Barclays Bank** and **Vision Express**. Other retailers and occupiers in the vicinity include **Carphone Warehouse**, **Pret A Manger** and **HSBC**. The premises also close to the Coppergate Shopping Centre which is anchored by **Fenwick's**, **Primark** and **TopShop** and also benefits from being home to the **Jorvik Viking Centre** meaning the property's location is part of the established tourist circuit.

Please refer to the attached copy of the street traders plan for further details.

ACCOMMODATION

The premises are arranged over ground, basement, first, second and third floors and provide the following accommodation:-

| | | |
|-----------------------|---------------|----------------|
| Ground Floor | 4,075 sq. ft. | (378.58 sq. m) |
| First Floor | 4,315 sq. ft. | (400.88 sq. m) |
| Second Floor | 3,050 sq. ft. | (283.35 sq. m) |
| Third Floor | 1,500 sq. ft. | (139.35 sq. m) |
| Basement Sales | 2,590 sq. ft. | (240.62 sq. m) |

LEASE

The premises are available subject to vacant possession on a new lease for a term to be agreed.

RENT

Upon application.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

| | |
|-----------------------|----------|
| Rateable Value | £307,500 |
| UBR (20/21) | 0.512p |

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

LEGAL COSTS

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

VIEWING

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject to Contract

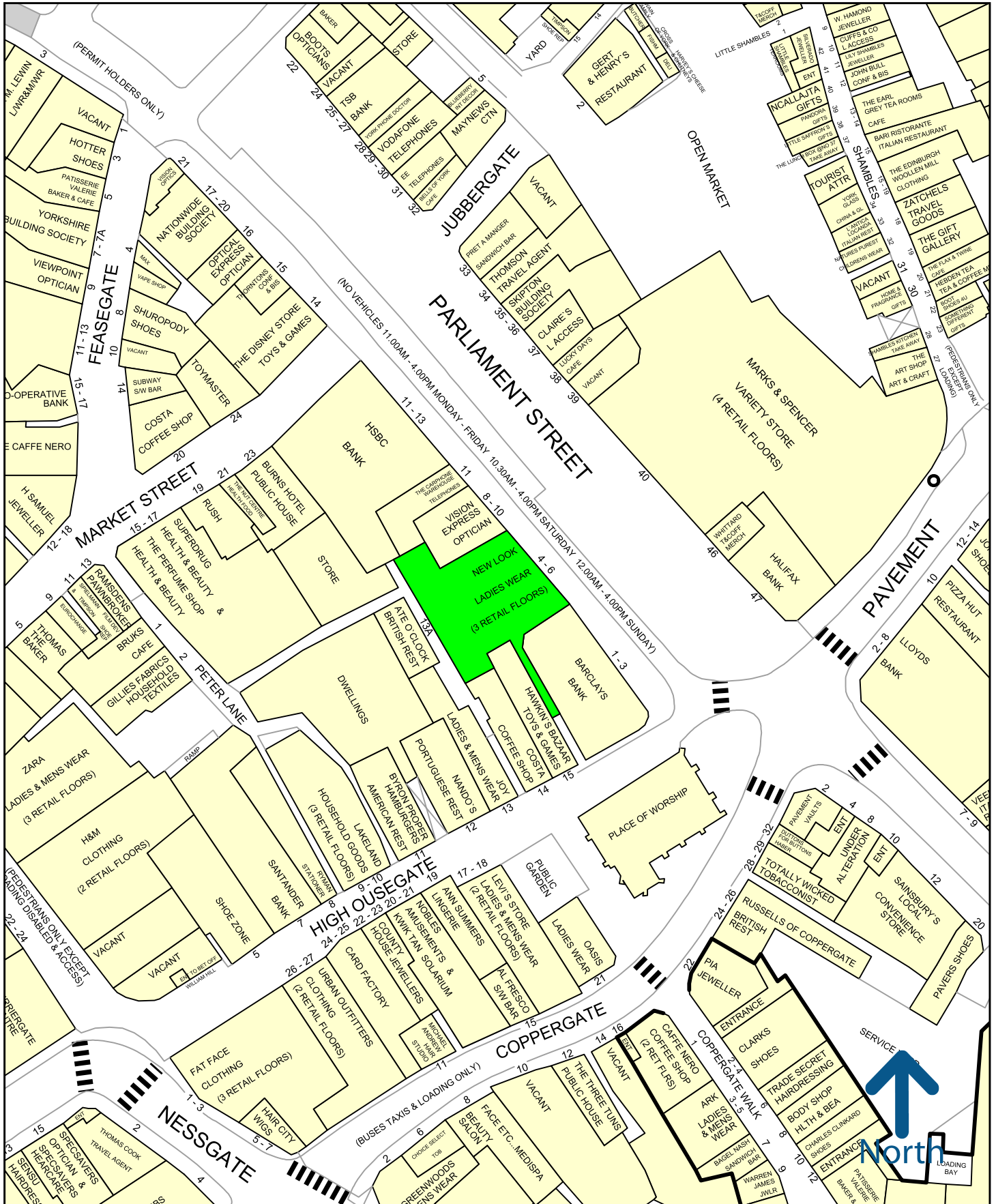
020 7659 4848

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Green & Partners is the trading name of Green & Partners LLP.
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