

PRIME RETAIL UNIT TO LET

**jackson
criss**

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

YORK – 4 ST HELEN'S SQUARE



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£65,000 per annum exclusive.

FLOOR AREAS

	SQ FT	SQ M
Ground Floor Sales	1,055	98.01
Ground Floor Stock	26	2.42
First Floor Stock	325	30.19

EPC

Available upon request.

RATEABLE VALUE

£83,500 (2017 assessment)

Occupiers will benefit from 100% rates relief for the 2020/21 period.

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

- York is a historic City with a population of approximately 208,000 people.
- The unit occupies a prime position on St Helen's Square
- Nearby occupiers include **Lakeland**, **Superdry**, **JD**, **Lush**, **Betty's Tea Rooms** and **The Ivy**.
- Under the new E Use Class the property could be used as a **shop**, **café**, **restaurant**, **nursery** or **gym** without the need for a planning application.



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

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LAKELAND

LUSH FRESH
HANDMADE
COSMETICS

THE IVY
ST HELEN'S SQUARE
YORK

極度乾燥(しなさい)
Superdry®



Bettys
EST. 1919

Joules

