



**BNP PARIBAS
REAL ESTATE**

RETAIL UNIT – TO LET

17 Coney Street, York YO1 9QL



Location

LOCATION

York is a historical cathedral city situated in the heart of North Yorkshire and is home to some of the UK's top tourist attractions including: The Shambles, York Minister and York Castle Museum. It is a walled city founded by the Romans that now acts as the commercial centre for North Yorkshire. York is approximately 209 miles north of London and only 28 miles away from Leeds. It is also in close proximity to the Yorkshire Dales.

Coney Street is York's main retailing thoroughfare and the pedestrianised street boasts a variety of shops with well know high-street retailers.



Description

DESCRIPTION

The unit is located in prime position in the centre of Coney Street.

The property is just a 10 minute walk from York train station. Nearby occupiers include: Waterstones, Next, JD Sports, TK Maxx, Boots, Smiggle and Bill's.

The property provides both ground floor and first floor accommodation.

The unit comprises the following approximate NIA measured floor areas:

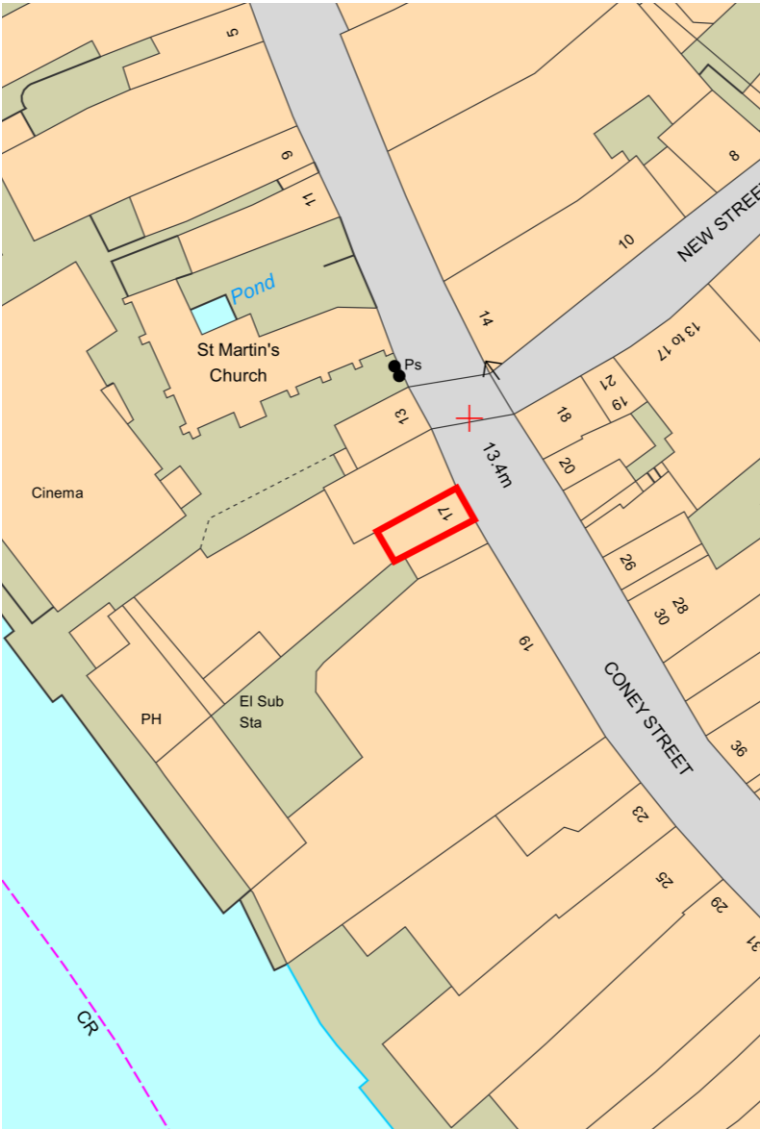
Description	SQ M	SQ FT
Ground Floor	38.27	412
First Floor	60.9	655
TOTAL	99.17	1067

TENURE

Leasehold.

RENT

Rent upon application.



Information

RATES

Description	Rateable Value	Rates Payable Uniform Business Rate (2020/21)
17 Coney Street	£60,000.00	51.2p

Interested parties are advised to make their own enquiries with the Local Authority.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

EPC

An EPC will be available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement and on set dates, through:

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