

York

36 Coney Street,
YO1 9ND



PRIME RETAIL LOCATION AVAILABLE IMMEDIATELY ON A NEW LEASE

For further information please contact :

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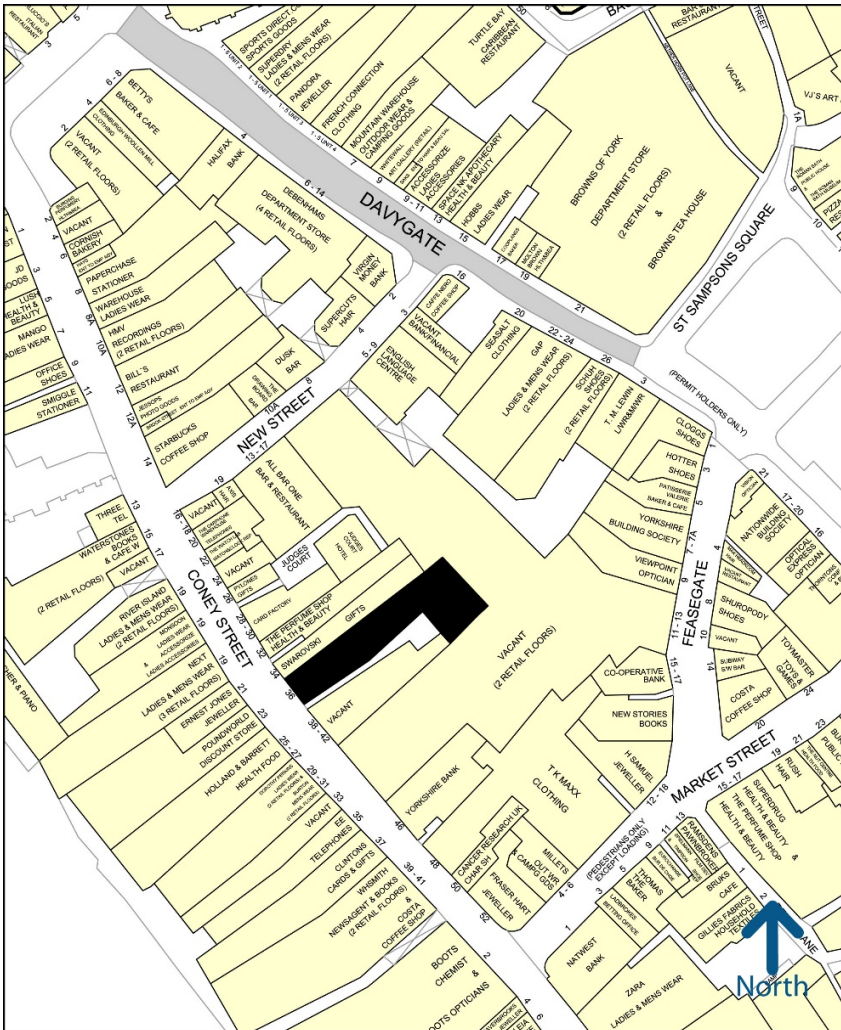
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or joint agent Simon Morris at GCW





Location

The property is located on Coney Street the main retailing thoroughfare in York city centre. Nearby retailers include Next, Boots, TK Maxx and WHSmith.

Lease

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

Accommodation

The property is arranged over four floors and comprises the following approximate dimensions and areas:

Net Frontage:	24ft 6in	7.2m
Shop Depth:	142ft 7in	43.5m
Ground Floor:	3,129 sq ft	290m ²
First Floor:	2,608 sq ft	242m ²
Second Floor:	2,398 sq.ft	223m ²
Third Floor:	965 sq.ft	89.7m ²

Rent

£225,000pax

Rates 2017/18

Rateable Value: £178,000

Rates Payable: £85,262

Rates payable may be subject to transitional relief. Interested Parties are requested to make their own enquiries to the local authority.

EPC

The property has been rated within Band D. A copy of the report is available on request.

LEGAL COSTS

Each party to bear their own legal costs.



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