

YORK

12A CONEY STREET

TO LET ON NEW LEASE MODERN GROUND FLOOR UNIT 100% PRIME LOCATION



LOCATION

The premises are situated in a prime location on Coney Street adjacent to **Starbucks** and **Bill's Restaurant**. Nearby retailers include **Waterstones**, **Mango**, **HMV**, and **JD Sports** whilst riverside attractions such as **City Screen Picturehouse**, **Pitcher & Piano** and **Revolution Bar** are also close by.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Gross Frontage	18'06"	5.64 m
Internal Width (max)	18'11"	5.77 m
Internal Width (min)	14'00"	4.27 m
Ground Floor Sales	1,290 sq ft	119.85 sq m
Ground Floor Anc	34 sq ft	3.16 sq m

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

Offers in the region of £60,000 p.a.x are invited.

COSTS

Each party will be responsible for their own costs in this transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C (74). A copy of the EPC is available for inspection if required.

RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£38,250.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£19,086.75
Estimated Payable with Retail Relief	£ 4,771.69

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to other retail reliefs.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:-

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or our joint agent:-

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SUBJECT TO CONTRACT AND VACANT POSSESSION



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