

YORK YO1 9ND

50 CONEY STREET

**TO LET ON NEW LEASE
GREAT LOCATION OPPOSITE
WH SMITH & BOOTS**



LOCATION

The City of York is one of the top tourist jewels in the UK, enjoys a strong diverse economy and is the focus for huge investments – check out www.coneystreetriverside.co.uk and www.yorkcentral.info.

The premises are situated in a prime location on Coney Street opposite **WH Smith** and **Boots**. Other nearby retails include **Zara**, **H&M**, **Sports Direct** and **Next**.

ACCOMMODATION

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

Gross Frontage	16'11"	5.15 m
Internal Width	15' 8"	4.76 m
Ground Floor Sales/Anc	811 sq ft	75.34 sq m
First Floor Anc	801 sq ft	74.39 sq m
Second Floor Anc	529 sq ft	49.17 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 £45,000 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 B (33). 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)	£43,250.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£21,581.75
Estimated Payable with Retail Relief	£ 5,395.44

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.

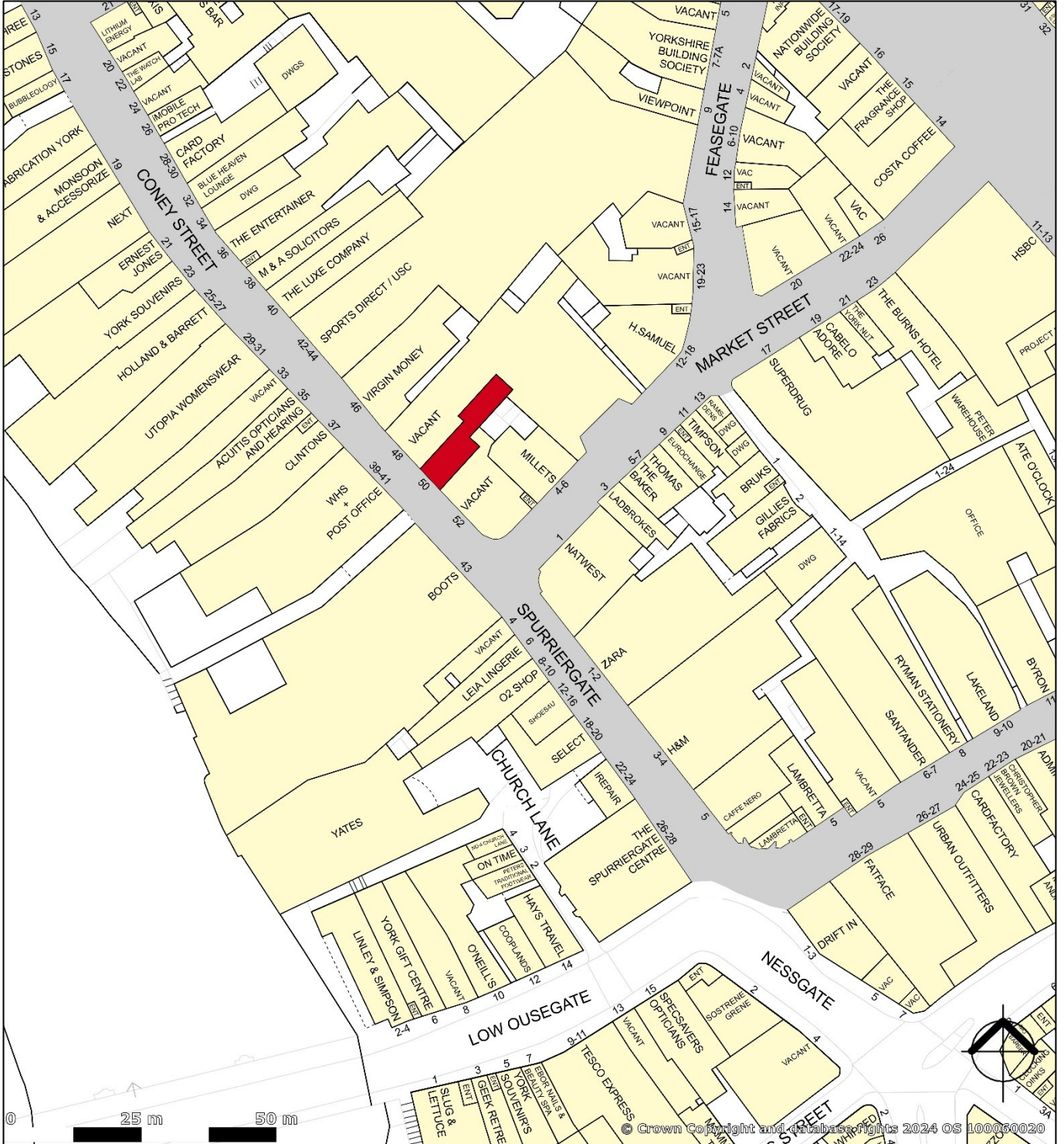
VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:-

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SUBJECT TO CONTRACT



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