

YORK 18-20 Stonegate

HIGHLY ATTRACTIVE AND PROMINENT PRIME RETAIL UNIT



Rare Letting Opportunity

Exceptional Footfall

High Retail Spend



YORK
18-20 Stonegate

One of the most visited cities in the UK, attracting 6.9 million tourists per annum, spending more than £600 million



LOCATION

York is a highly attractive and historic cathedral city, and one of Northern England's main commercial and business hubs.

The city is located 26 miles north east of Leeds and 200 miles north of London. It benefits from excellent road communications with the A19, A59 and A64 providing direct access to the A1(M) motorway, which in turn links to the M1 and M62. York also benefits from a major national railway station on the east coast mainline with direct services to Leeds, Manchester, Edinburgh and London.

SITUATION

The subject property is situated in a superb location, positioned on prime Stonegate, the city's aspirational retailing pitch. Stonegate provides a key pedestrianised link from York Minster to St Helen's Square in the city centre and benefits from exceptional levels of footfall.

The street is very well let with nearby retailers including:



Little Stonegate, one of York's principal leisure destinations, lies in close proximity. Occupiers here include The Botanist, Turtle Bay, The Banyan Bar and Kennedy's.



DESCRIPTION

18-20 Stonegate is Grade II listed and arguably one of the most attractive retail properties in York. The store is currently traded from ground, first and part second floors with the remainder and third floor used as ancillary.

The dual frontage provides a larger than average floorplate on Stonegate, further adding to its appeal.

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Highly attractive retail unit with prominent double frontage

LEASE TERM

Available by way of a new FRI lease for a term of years to be agreed. Subject to vacant possession.

RENT

£130,000 per annum.

ACCOMMODATION

The property provides the following approximate areas.

Ground Floor Sales:	1,398 sq. ft.
Ground Floor Store:	157 sq. ft.
First Floor Sales:	1,132 sq. ft.
First Floor Store:	72 sq. ft.
Second Floor Ancillary:	914 sq. ft.
Third Floor Ancillary:	573 sq. ft.

RATEABLE VALUE

The Rateable Value is £84,000.
UBR 0.504 (2019/20)

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact rates liabilities.

ENERGY PERFORMANCE CERTIFICATE

B – 50. Certificate available upon request.



Viewings strictly by prior arrangement and via KLM Retail or Barker Proudlove.



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