

HIGH STREET PROPERTY / CLASS A2

4 New Street, York YO1 8RA



Rent: £173,000 PA

Ground Floor Area

1,109 Sq ft / 103 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The subject property offers arguably the strongest retail pitch in the City Centre, located at the junction of Davygate and New Street.

Retailers in the immediate locality include Superdry, Space NK, Schuh, Hobbs and Browns of York, one of the major Department Stores in the City Centre.

Demise:	Sq Ft	Sq M
Ground Floor	1109	103.03
Basement	607	56.39

Rent:

The passing rent is £173,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/12/2028. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £115,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The service charge for the current year is £3,388.84.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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