

SHOPPING CENTRE PROPERTY

Unit 6 (7 Coppergate Walk), Coppergate Shopping Centre, York YO1 9WY



Rent: £42,500 PA

Ground Floor Area

576 Sq ft / 54 Sq M

LET

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Subject to Vacant Possession**Location:**

The open air Coppergate Shopping Centre is home to two of the city's main shopper car parks, and a 55,000 sqft Primark, the Cities Fenwick Department Store and the major tourist attraction of the Jorvik Centre.

Other retailers represented in the scheme include: Clarks, Tiger, Caffè Nero and Charles Clinkard

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	576	53.51
First Floor	544	50.53

Rent:

We are seeking rental offers in the order of £42,500 per annum

Business Rates:

The premises currently has a rateable value of £36,250. 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 on-account service charge for the year 2021 stands at approximately £4,774 pa.

EPC:

Energy Performance Asset Rating - Available on request

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:

April 2021

Subject to Contract

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York



Experian Goad Plan Created: 27/04/2021
Created By: Barker Proudlove Ltd

50 metres