

HIGH STREET PROPERTY / CLASS E

Confidential 28-30 Coney Street, York YO1 9ND



Rent: On application

Area

0 Sq ft / 0 Sq M

Confidential

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Nik McCarthy

Mob: 07960 960207

Email: nikm@barkerproudlove.co.uk

Andrew McGuinness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

PRIVATE AND CONFIDENTIAL DISPOSAL**Location:**

Occupying a prime position on Coney Street, one of the premier retail pitches in York city centre. The unit is situated amongst national occupiers including Next, Sports Direct, Holland & Barrett, WH Smith and Ernest & Jones.

Demise:

	Sq Ft	Sq M
Ground Floor	1073	99.68
First Floor	1207	112.13
Second Floor	752	69.86
Third Floor	493	45.8

Rent:

Rent upon application

Tenure:

The premise are available by way of a new lease, subject to vacant possession.

Business Rates:

The property has a rateable value of £67,000.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at York City Council.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - C

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:

September 2023

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2023



York



Experian Goad Plan Created: 25/09/2023
Created By: Barker Proudlove Ltd



50 metres

Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com