



HIGH STREET PROPERTY / CLASS A1

28 Coney Street, York YO1 9ND



Rent: £161,000 PA

Area

1,000 Sq ft / 93 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Occupying a prime location on Coney Street, one of the premier retail pitches in York city centre. The unit is prominently situated amongst occupiers including Monsoon, TK Maxx, Next, The Entertainer, Clinton Cards, Holland & Barrett and WH Smith.

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:

Passing rent of £161,000 per annum exclusive.

Tenure:

Available by way of an assignment of the existing lease which is due to expire 18th November 2025. Incentives available subject to covenant and status.

Business Rates:

We understand that the unit is assessed under the 2017 revaluation at £133,000.

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.

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.

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. **_x000D_**PRIVATE & CONFIDENTIAL DISPOSAL. STAFF ARE UNAWARE. VIEWING STRICTLY VIA PRIOR APPOINTMENT WITH THE SOLE LEASING AGENTS. **_x000D_**

Date Prepared:

February 2020

Subject to Contract

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