

33 CONEY STREET YORK



PRIME RETAIL LOCATION

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LOCATION

The subject property is located centrally on Coney Street, in between Dorothy Perkins/Burton and EE. Other nearby national retailers include Holland & Barrett, Next, Clintons, WH Smith and Boots.

ACCOMMODATION

The property is arranged over basement, ground, first and second floors providing the following approximate net internal areas:

Ground Floor Total	1,568 sq ft
First Floor Total	386 sq ft
Second Floor Total	615 sq ft
Basement Total	1,193 sq ft
Total Area	3,772 sq ft

RENT

£120,000 per annum exclusive of rates.

TENURE

The premises are available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent review.

RATES

We have been verbally informed by the Local Authority that the premises are assessed as follows:

Rateable Value: £118,000

Rates Payable (2019/20): £59,472

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COST

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

EPC

Commissioned and awaited.

CONTACT

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The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented you should ask your adviser for a copy. Alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors. Tel: 020 7334 3806.

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