

TO LET

PRIME RETAIL LOCATION - Short Term / Flexible Terms Considered

YORK

33 Coney Street



Key Highlights

- York is a historic Cathedral city serving as the commercial and administrative centre for North Yorkshire.
- The city boasts some of the UK's top tourist attractions including York Minster, The Castle Museum, The Jorvick Centre, National Railways Museum and The Shambles.
- The subject property is located centrally, in a prime position, on Coney Street. Other nearby national retailers include Menkind, Holland & Barrett, Next, Clintons, WH Smith, Boots, TK Maxx, Mappin & Webb, and Sports Direct .

SAVILLS LEEDS

3 Wellington Place

LEEDS, LS1 4AP

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Accommodation

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

Ground:	1,568 sq ft	145 sq m
First Floor:	386 sq ft	35.9 sq m
Second Floor:	615 sq ft	57.1 sq m
Basement:	1,193 sq ft	110 sq m
Total	3,772 sq ft	348 sq m

Rent

Rent available upon application.

Tenure

The property is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent review. Potential for short term letting

Rates

Rateable Value: £118,000
 UBR (2022/2023): £0.512
 Rates Payable: £60,416 pa
 (Interested parties are advised to make enquiries with the Local Authority.)

EPC Rating

Commissioned and awaited.

Legal Costs

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

AML

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Further Information & Viewing

Viewing strictly by appointment with Savills.

Contact

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