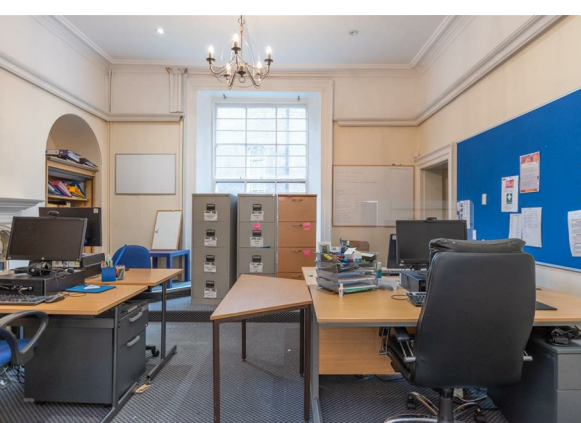




## 18-19 Colliergate, York, YO1 8BN £2,000 PCM

- A large retail unit with impressive retail frontage onto Colliergate, York.
- Suitable for variety of occupiers seeking short-term accommodation within Use Class E.
- Available on flexible terms (maximum 6 months).
- Ground floor Net Internal Area: 115.39 sq.m (1,242 sq.ft).



## DESCRIPTION

The subject property forms a large retail unit with impressive retail frontage onto Colliergate. The property also benefits from two additional storeys of office accommodation to the uppers and a basement store.

The ground floor extends to approximately 115.39 sq.m (1,242 sq.ft) NIA.

To the rear of the property is a good sized gravel courtyard.

The unit would be suitable for variety of occupiers seeking short-term accommodation within Use Class E (Commercial, Business and Service).

## LOCATION

Situated on Colliergate, the property benefits from good levels of footfall, being a major link between King's Square/Low Petergate (to the North) and Stonebow/Fossgate (to the South), running parallel to the world famous Shambles. Low Petergate and Shambles are considered prime shopping streets within York city centre.

The area is popular with national and independent local retailers alike, including Barnitts, Post Office and Up & Running, in addition to a number of food and drink based businesses.

## SERVICES

We understand that the property benefits from mains electricity, gas, water and drainage.

## TERMS

The property is available on a short term basis (maximum 6 months) on flexible terms and at a licence fee of £2,000 pcm exclusive. A bond equivalent of 1 months worth of licence fee will be payable and held by the landlord for the duration of the tenant's occupation.

## RATING ASSESSMENT

Rateable Value: £53,000

## ENERGY PERFORMANCE CERTIFICATE

N/A - letting less than 6 months.

## VIEWINGS

Viewings strictly by appointment with the sole letting agent - Stephenson's Estate Agents (01904 625 533).

## COSTS

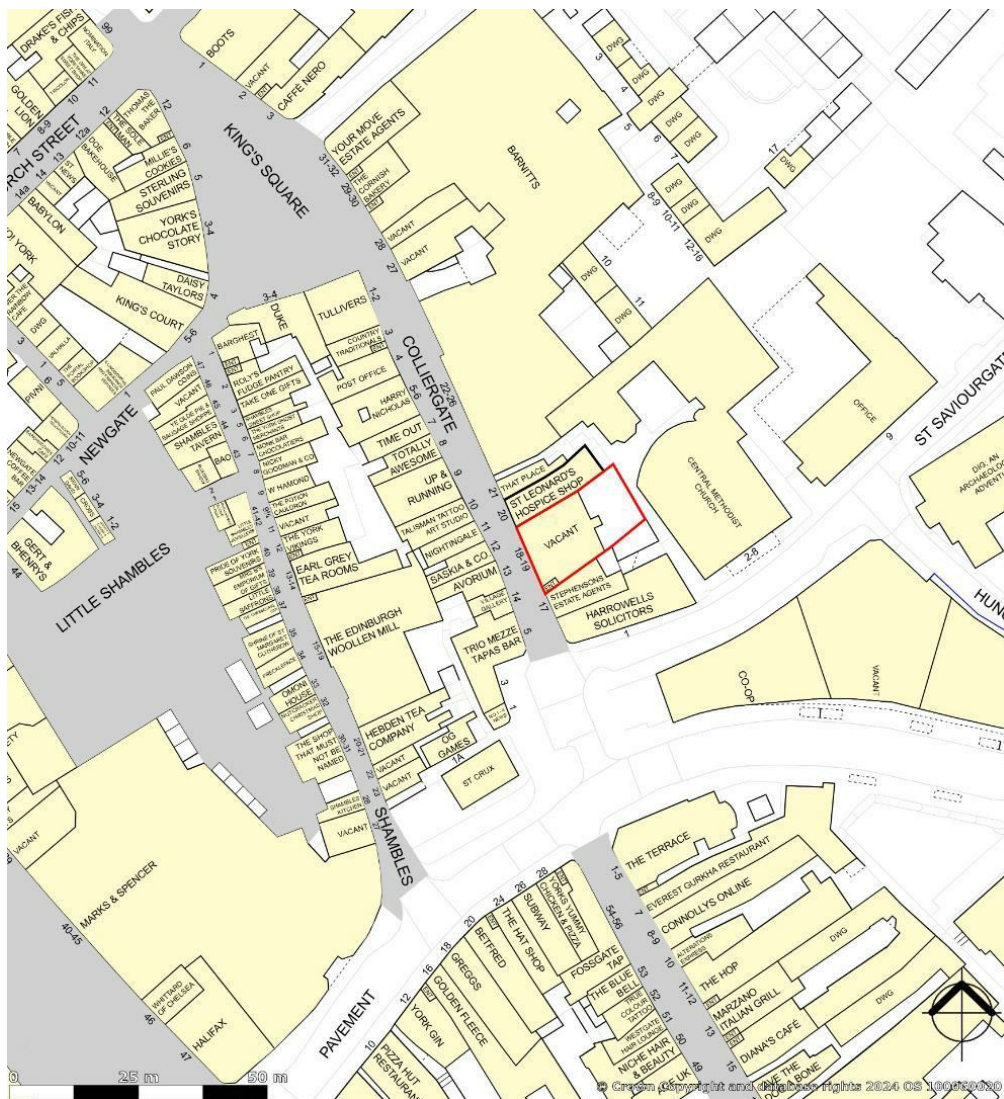
Each party is to be responsible for their own legal costs incurred in connection to the transaction.

## VALUE ADDED TAX

All figures quoted are exclusive of VAT.

## DATE PREPARED

January 2024.



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
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N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

