




milburns
commercial

Coney Street, York

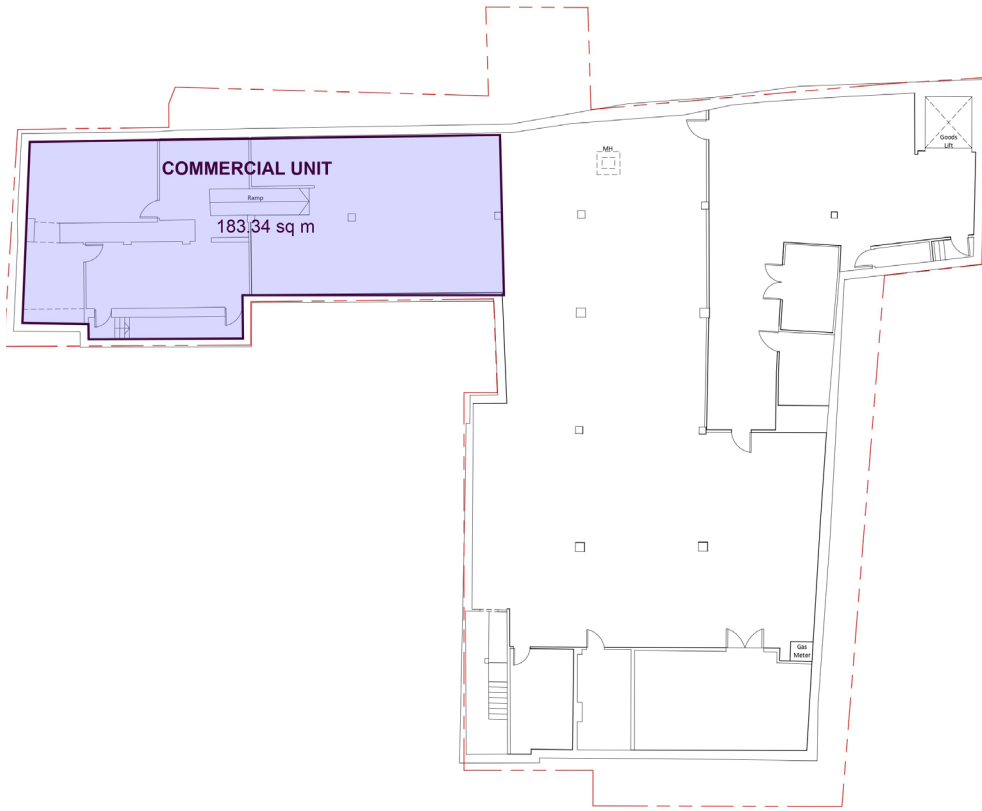
£100,000 Per Annum

Situated in the very heart of York's vibrant and historic city centre, this prominent retail premises occupies an exceptional pedestrianised position on the ever-popular Coney Street, close to its junction with Market Street.

York is one of the UK's most visited and desirable cathedral cities, attracting approximately 9 million visitors annually and benefiting from a strong and affluent retail catchment of around 500,000 people. Renowned for its rich heritage, the city is home to a wealth of internationally recognised attractions including York Minster, the Jorvik Viking Centre, the National Railway Museum, York Castle Museum and the iconic Shambles.

The property enjoys exceptional footfall and visibility within one of York's principal retailing pitches. Nearby occupiers include a strong mix of established national brands such as Boots, T.G Jones, Lush, Waterstones and many more reinforcing the location's appeal as a key retail destination.





Ground Floor 2000sqft / 185sqm
 Basement 2000sqft / 185sqm

Total 4000sqft / 372 sqm



- EPC Certificate Available On Request
- Prime City Centre Location
- 4000 SqFt Over Ground & Basement Floors
- Access From Coney Street
- Established Retail High Street
- Legal Costs Each party to be responsible for their own legal and professional costs incurred in this transaction.
- Rateable Value - £35,302.95
- UBR £0.555
- Business Rates £17,616
- Tenure The unit is available by way of a new effectively fully repairing and insuring lease with terms to be agreed
- £100,000 Per Annum

Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.