



Location

17 Coppergate is situated on a prominent thoroughfare in York City centre leading to two prime retail areas and local car parks.

The premises occupy a central trading position and other nearby occupiers include Levis, Urban Outfitters, Clarks, Oasis, Caffé Nero.

Popular tourist attractions such as York Castle Museum, York Dungeons and the Jorvik Viking Centre are in close proximity.

The property comprises of ground floor retail area and first floor ancillary.

Accommodation

The premises comprises the following approximate net internal floor areas:

Ground floor retail	150 sq ft
First floor ancillary	170 sq ft
WC	
Total	330 sq ft

Services

Mains water, electricity and drainage are connected to the property.

Planning

The property is not listed situated but it is situated within a conservation area.



EPC

G Over 150

187

This is how energy efficient the building is.

Terms

The property is available by way of a new sublease, the length of which is to be agreed, on full repairing and insuring terms. The security of tenure provisions of the Landlord and Tenant Act 1954 will be excluded from the sublease.

Rent

£ 10,000 per annum.

Rates

We understand that the property is assessed for rating purposes as follows:

Rateable Value: £8,380 (2010 Rating List)

Rates Payable: £4,165

VAT

All monies are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

For further information please contact

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