

# TO LET RETAIL UNIT

# 20 PICCADILLY YORK YO1 9NU



#### Location

The property is situated in York city centre on Piccadilly, close to its junction with Parliament Street and Pavement.

Nearby occupiers include M & S, Sainsburys, Primark, Topshop and Argos.

### Description

The premises forms a ground floor retail unit with additional storage space on the first floor. The property has access to a service yard to the rear.

### Dimensions and net floor areas

The property provides the following approximate dimensions and floor areas:

Shop front 18 ft 0 in Shop depth 45 ft 5 in

Ground floor 828 sq ft First floor 870 sq ft

Total 1,698 sq ft

## EPC



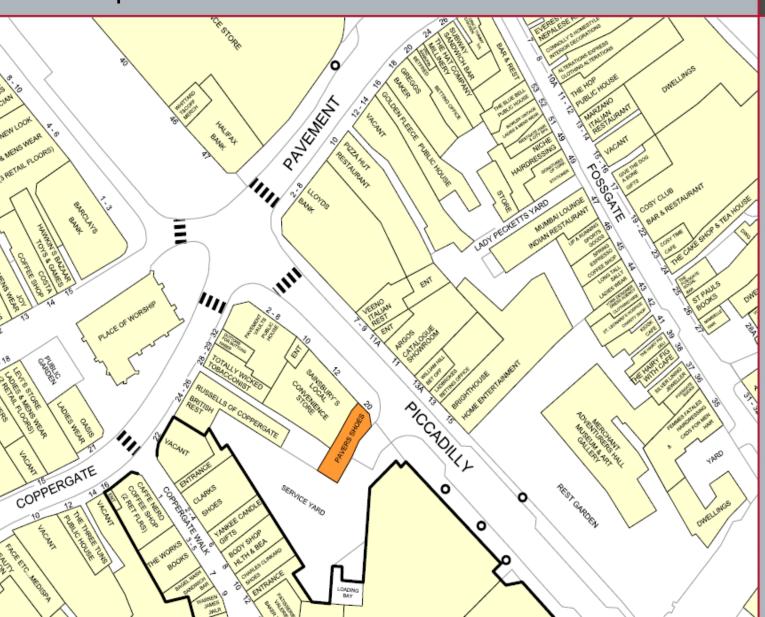


## Planning

The property lies within a conservation area and is not listed.



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#### Services

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

### Rateable Value

Rateable Value £34,500 Rates payable £16,525

#### Terms

£35,000 per annum, to be paid quarterly in advance on a new 10 year lease on full repairing and insuring terms. Upward only rent review at the end of the fifth year of the term.

### VAT

All rents are exclusive of VAT.

## **Legal Costs**

The tenant will be responsible for their own legal costs incurred in the transaction. The tenant will also contribute up to £750 plus VAT towards the landlord's legal costs.

### **Further Information**

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