

52 CONEY STREET, YORK, YO1 9ND

RETAIL SHOP TO LET

**STAPLETON
WATERHOUSE**



Location

The City of York has a dynamic and well-balanced economy with major occupiers including Nestle, Network Rail, Aviva, Shepherd Building Group, Northern Rail and Hiscox Insurance. The City also has two of the most outstanding universities.

It is one of the United Kingdom's major tourist destinations, ranked second only to London, boasting attractions including York Minster, the City Walls, The Jorvik Museum, and The National Railway Museum.

Situation

The property is located in a prime position on Coney Street, York's main retailing thoroughfare, located within the historic and shopping heart of York City centre.

Helmsley Group has submitted plans for its Coney Street Riverside major regeneration project that includes the creation of 250,000 sq ft of mixed-use retail, leisure, commercial, residential, student and extensive public realm.

Nearby occupiers include Boots, WHSmith, Holland and Barrett, Millets, and the Hard Rock Cafe and Hotel currently under development.

01904 622226

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Description

This attractive grade II listed corner retail unit is arranged over a basement, ground, first, and second floors; it has an open-plan sales area with excellent corner display windows and entrance which provide an extensive street frontage:

Frontage to Coney Street 46' 49"
Frontage to Market Street 29' 6"

Accommodation

The unit provides the following approximate net floor areas:

Ground Floor Sales Area 1,375 sq ft
First Floor Storage 1,520 sq ft
Second Floor Storage/Offices 1,210 sq ft
Basement Storage/Offices 1,138 sq ft

Total 5,242 sq ft

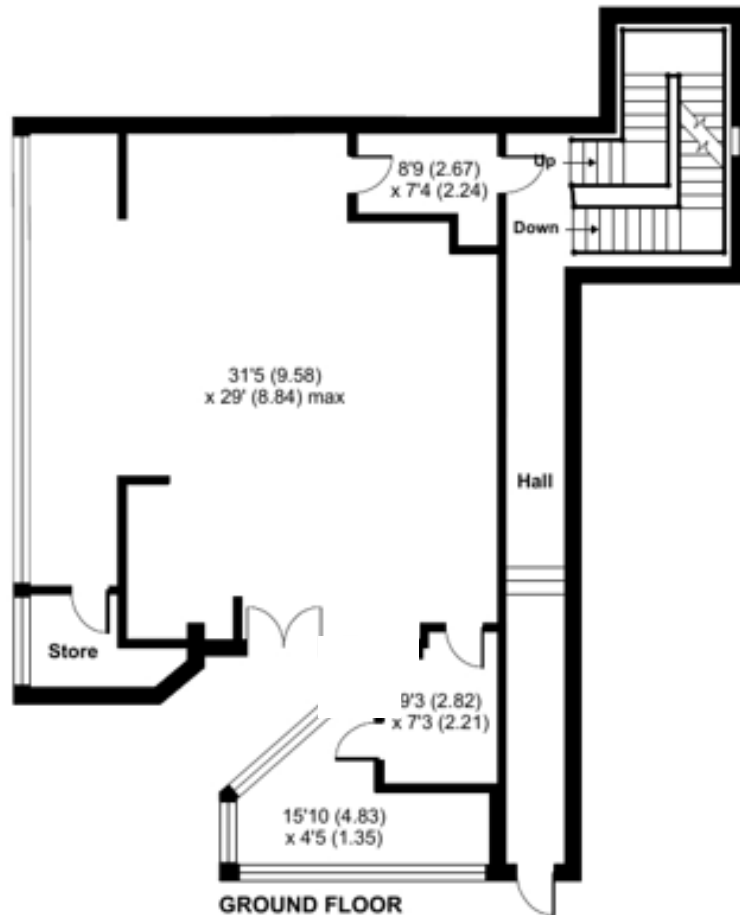
Services

Mains, electricity and drainage included.

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For floor plans of the basement, first, and second floors, please contact the agent.

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Planning

The property lies within a conservation area and is Grade II listed.

Use Class E - Office use as designated under the new Use Class Order (2020).

EPC

51-75

C

75 C

Rent

£125,000 per annum exclusive.

VAT

All costs exclusive of VAT.

Rates

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

Rateable Value: £107,000

Rates Payable: £52,430

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Legal Costs

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

Further Information

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