

34 CONEY STREET, YORK, YO1 9ND

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, Next, Monsoon, and Sports Direct.

Description

Attractive grade II listed ground floor retail. Built in cream brick in Flemish bond with cast-iron shopfronts and slate roof. It has an open-plan sales area with excellent display window.

01904 622226

www.stapletonwaterhouse.com

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Accommodation

The unit provides the following approximate net floor areas:

| | |
|-------------------------|------------------|
| Ground Floor Sales Area | 250 sq ft |
| Ancillary / WC | 50 sq ft |
| Total | 300 sq ft |

Services

Mains, electricity and drainage included.

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

56 C

Rent

£21,000 per annum exclusive (£1,750 per month).

Lease

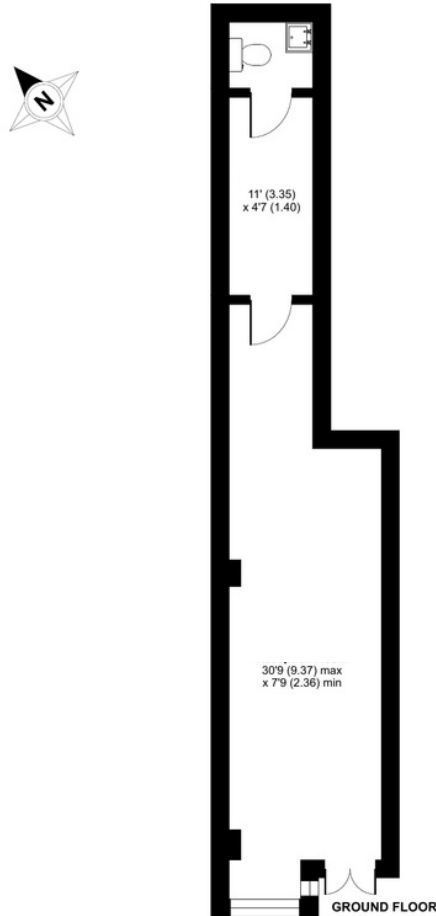
5-year lease on internal repairing and insuring terms. Tenant responsible for maintenance and decoration of shopfront.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Stapleton Waterhouse Ltd. REF: 1074099

VAT

All costs exclusive of VAT.

Rates

To be commissioned.

Legal Costs

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

Application Fee

Stapleton Waterhouse will charge £750 plus VAT on agreeing terms for preparation of the lease agreement.

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice.

A copy of this professional statement is available to download on our website.

Further Information

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