

DRAFT BROCHURE
37 PARLIAMENT STREET, YORK, YO1 8RU
PRME RETAIL UNIT TO LET

STAPLETON WATERHOUSE

Location

This prime retail opportunity occupies a commanding position on Parliament Street, York's flagship pedestrianised shopping destination connecting Pavement with St Sampson's Square at the heart of the city's retail core. This prestigious thoroughfare boasts exceptional footfall and features a carefully curated mix of leading national brands including Marks & Spencer, Knoops, and Pret A Manger, complemented by nearby operators such as Costa Coffee, EE, Amorino, Halifax and Whittard.

Beyond its retail credentials, Parliament Street serves as York's principal venue for high-profile cultural events and seasonal markets, whilst the historic Shambles Market lies within immediate walking distance, reinforcing this as the city's premier retail destination and an exceptional opportunity for discerning national occupiers.

Description

The property is a Grade II listed building arranged over ground and three upper floors. The property is constructed of pink-grey mottled brick in Flemish bond with a slate roof and brick stack.



www.stapletonwaterhouse.com

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Awaiting Floor Plan

Accommodation

The premises form a ground floor retail unit with the following approximate dimensions and floor areas;

<i>Ground Floor</i>	<i>978 sq ft</i>
<i>First Floor</i>	<i>502 sq ft</i>
<i>Second Floor</i>	<i>385 sq ft</i>
<i>Third Floor</i>	<i>400 ssq ft</i>

Total	2,261 sq ft
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Services

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

Planning

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

Designated as E, under the new Use Classes Order (2020).

EPC

The property is '125 E' rated. A copy of the EPC is available upon request.

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Lease Terms

The property is offered on a ten year lease on full repairing and insuring terms.

Rent

£85,000 per annum.

Rent is not subject to VAT.

Rates

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

Rateable Value:	£70,000
Rates Payable:	£35,840

VAT

All costs exclusive of VAT.

Legal Costs

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

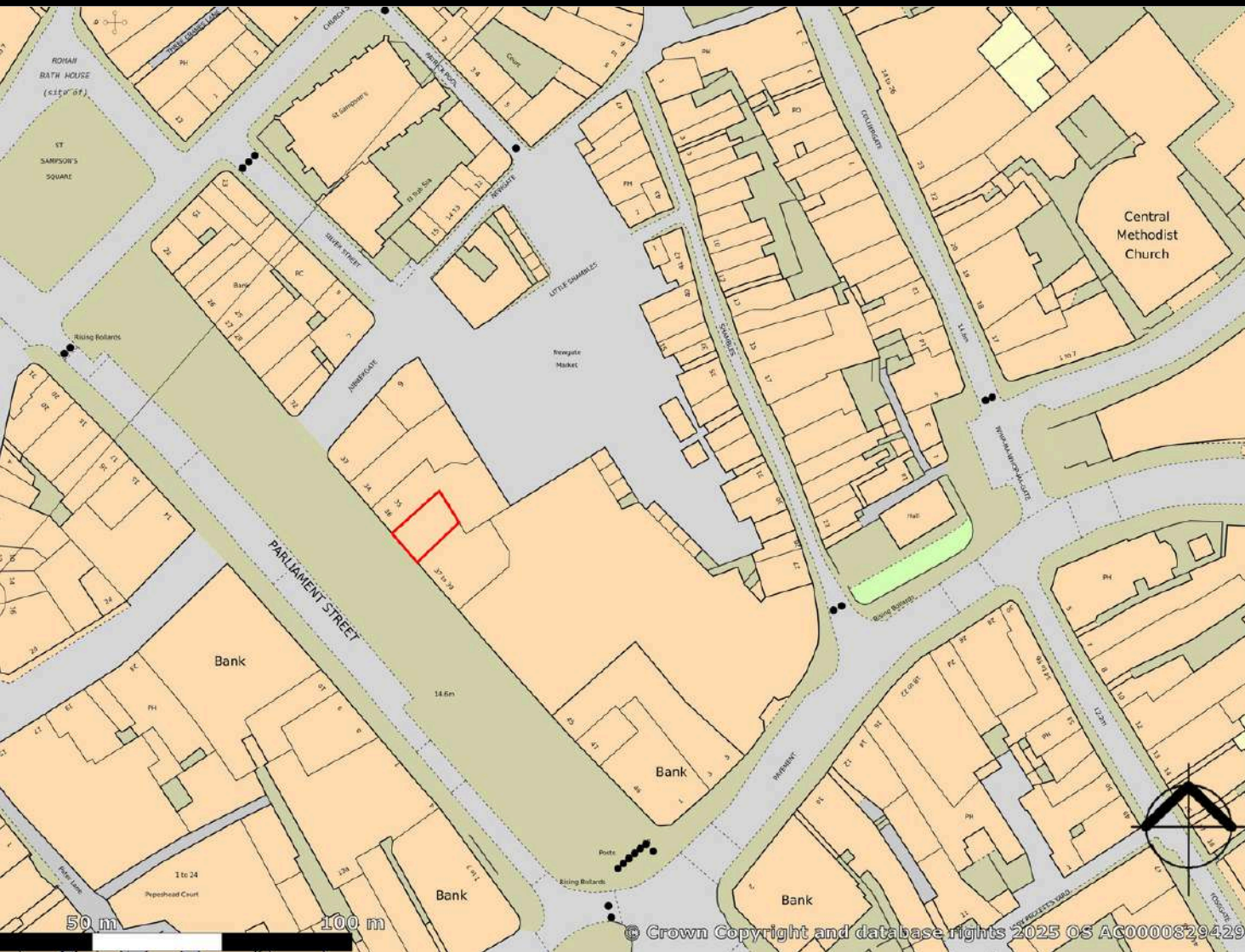
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RICS Code for Leasing Premises

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

Meggan Godwin
meggan@stapletonwaterhouse.com
Tel: 01904 622226
2 Bar Lane, York, YO1 6JU

Please note, internal inspections are not currently available, but we hope to gain access shortly. Please contact Meggan Godwin to express your interest and be among the first to arrange a viewing.

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