

37 PARLIAMENT STREET, YORK, YO1 8RU

PRIME 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.

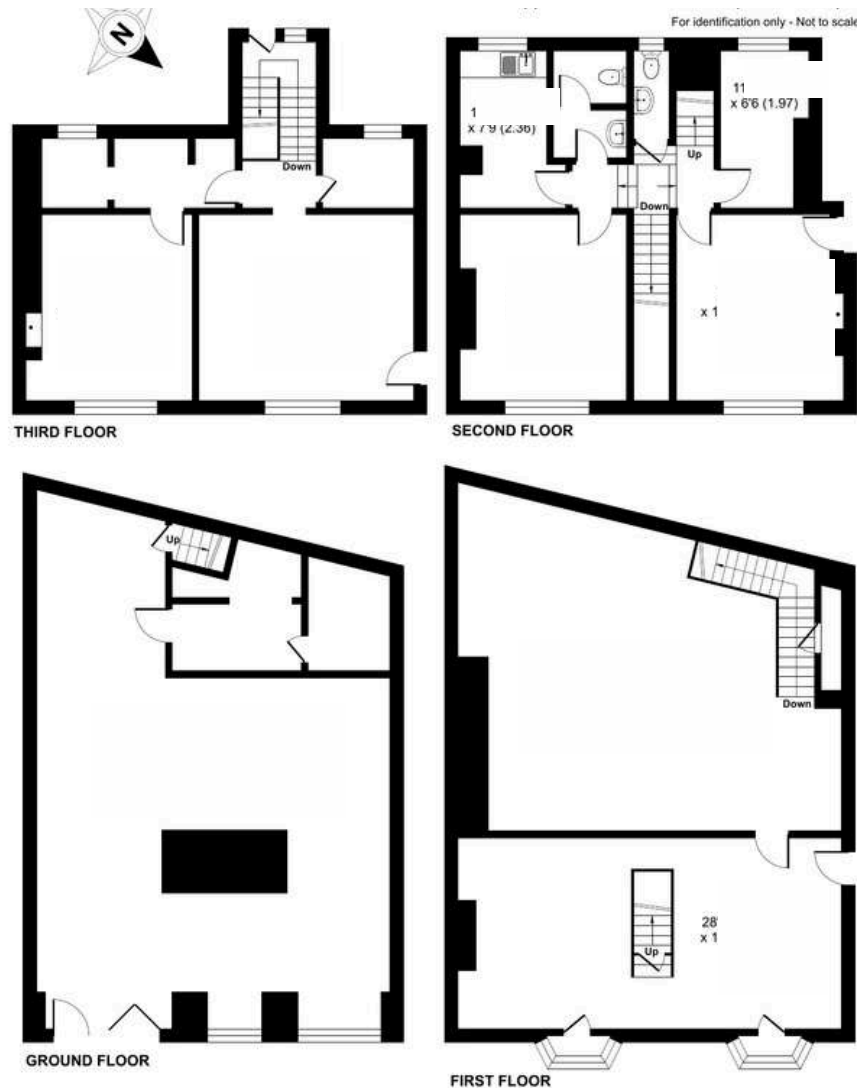


www.stapletonwaterhouse.com

37 PARLIAMENT STREET, YORK, YO1 8RU

PRIME RETAIL UNIT TO LET

STAPLETON WATERHOUSE



Accommodation

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

Shop Depth 25' 9"
Shop Width 39' 4"

Ground Floor 978 sq ft
First Floor 502 sq ft
Second Floor 385 sq ft
Third Floor 400 ssq ft

Total 2,261 sq ft*

**The quoted floor area is based on current measurements. The usable retail space may increase following removal of the previous tenant's wall mounted fixtures.*

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).

www.stapletonwaterhouse.com

37 PARLIAMENT STREET, YORK, YO1 8RU

PRIME RETAIL UNIT TO LET

STAPLETON WATERHOUSE



EPC

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

Lease Terms

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

Rent

£75,000 per annum.
Rent is not subject to VAT.

Rates

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

Current

| | |
|-----------------|---------|
| Rateable Value: | £70,000 |
| Rates Payable: | £34,300 |

As of 1 April 2026

| | |
|-----------------|---------|
| Rateable Value: | £84,000 |
| Rates Payable: | £36,120 |

© Crown Copyright and database right

www.stapletonwaterhouse.com

37 PARLIAMENT STREET, YORK, YO1 8RU

PRIME RETAIL UNIT TO LET

STAPLETON WATERHOUSE



VAT

All costs exclusive of VAT.

Legal Costs

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

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

David Waterhouse

david@stapletonwaterhouse.com

Tel: 01904 622226

2 Bar Lane, York, YO1 6JU

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

www.stapletonwaterhouse.com