

TO LET - NEW LEASE
(MAY SELL)

First Floor commercial space, suitable for a range of uses

from **1,650-4,380 sq ft**

Boundary for identification purposes only.

28 Swinegate

YORK | YO1 8AZ

DESCRIPTION

The property provides attractive first-floor commercial space occupying a prominent corner position at the junction of Swinegate and Church Street, in the heart of York city centre.

Arranged over the first floor, the property provides flexible open plan accommodation extending to approximately 4,380 sq ft, with the opportunity to occupy either of two suites measuring 1,650 sq ft and 2,730 sq ft respectively, or the entire floor as a single commercial space, benefiting from its own dedicated entrance from Swinegate.

The accommodation offers considerable flexibility and potential to suit a variety of commercial occupiers, including retail, office, professional services, leisure, health and wellbeing, food and beverage, showroom and creative studio uses (subject to planning).

The property has a previous planning permission 16/01532/FUL for the development of 8 apartments.

TENURE

Available by way of a new lease on terms to be agreed.

Alternatively the property may be available for sale by way of a long leasehold interest (effective freehold).

RENT

On application.

EPC

To be assessed.

SERVICE CHARGE

Tenant to pay a fair proportion of the building service charge for the management, upkeep and servicing of common areas and external building envelope.









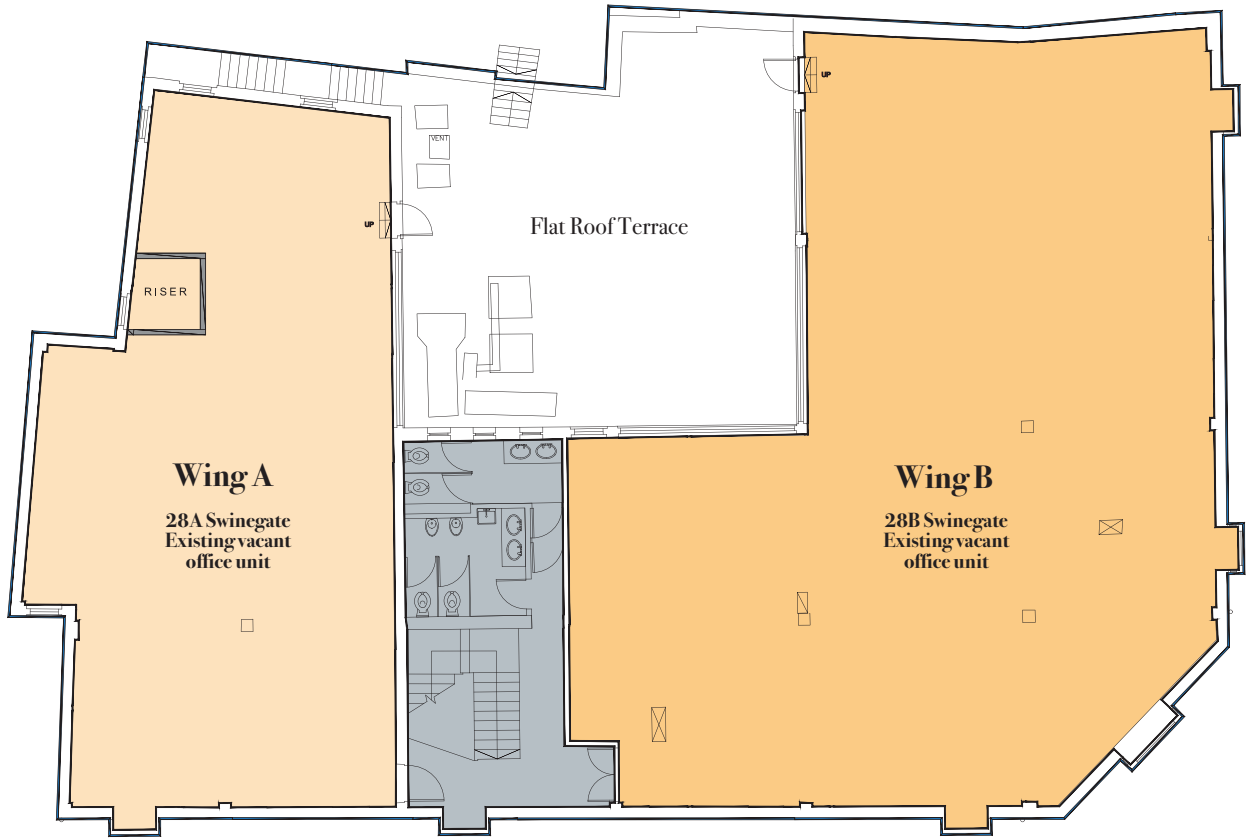
28 Swinegate, York | YO1 8AZ





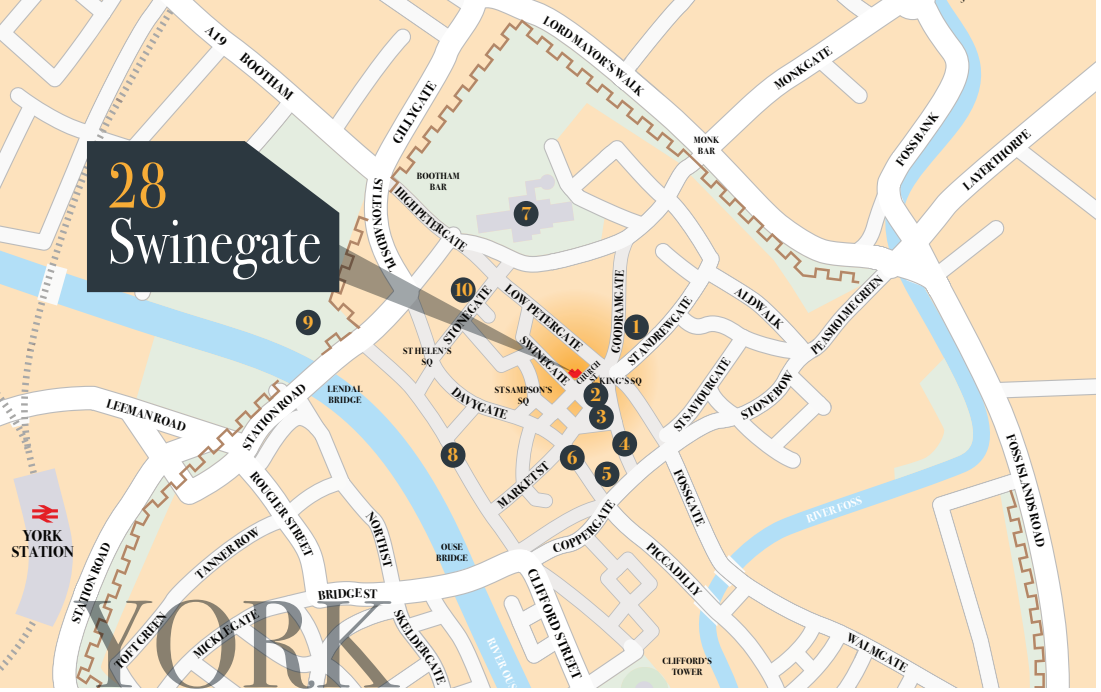


FLOOR PLAN - First Floor Layout



ACCOMMODATION

Wing A	1,650 sq ft	153.3 sq m
Wing B	2,730 sq ft	253.6 sq m
TOTAL	**4,380 sq ft**	**406.9 sq m**



KEY

1. Wagamama
2. Pranzo Italian
3. York Chocolate Story
4. Shambles
5. M&S
6. Parliament Street
7. York Minster
8. Coney Street
9. Star in the City
10. York Art Gallery



Goad Plan shows the Ground Floor entrance to the property highlighted in red and the First Floor commercial space in orange, for identification purposes only.

LOCATION

28 Swinegate occupies an attractive and prominent corner position within the heart of York city centre, at the junction of Swinegate and Church Street.

Swinegate is one of York's most characterful city-centre streets, benefiting from an established mix of independent retailers, cafés, restaurants, bars and leisure operators. The property sits within an attractive commercial environment, with Wagamama, Popeyes, Bella Italia and Pho all located nearby. Pranzo Italian sits directly opposite and a number of other well-known national and independent operators are nearby.

The location is ideally positioned between York's principal retailing destinations, with Stonegate, Coney Street, Parliament Street and the Shambles all within easy walking distance. The surrounding area benefits from consistently strong pedestrian activity, supported by its extensive retail, hospitality, leisure and tourism offering.

York is an internationally recognised historic city and one of the UK's most established visitor destinations. The city has a resident population of approximately 202,000 and attracts 9 million domestic and international visitors annually, underpinning a diverse and resilient local economy. Its appeal is further strengthened by the presence of two universities, a substantial professional and financial services sector and major employers across technology, rail, healthcare and education.

York's excellent transport connections provide further commercial appeal, with the railway station offering regular direct services to London King's Cross in approximately two hours, alongside frequent connections to Leeds, Manchester, Edinburgh and other major UK centres.

The combination of York's strong economic fundamentals, established commercial environment and significant visitor economy makes Swinegate an appealing location for businesses seeking a presence in the city centre.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint agents:

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