

York - 12a Coney Street - 100% Prime Location

- Available subject to Vacant Possession
- Adjacent to Bill's Restaurant and Starbucks
- Potential A3/A5 Use – Subject to planning

Location

Situated in a prime location on Coney Street, adjacent to **Starbucks** and **Bill's Restaurant**. Other nearby tenants include **Waterstones, Mango, HMV, Office** and **JD Sports**.

Size

The property is arranged over ground floor only, with the following approximate dimensions and areas:

Internal Width	17 ft 0 ins	5.18 m
Narrows To	12 ft 6 ins	3.81 m
Ground Floor NIA	1,311 sq ft	121.80 sq m

Lease

Subject to vacant possession, the unit is available on a new effectively full repairing and insuring lease, for a term of 15 years, subject to 5 yearly upward only rent reviews.



Rent

£112,500 per annum exclusive.

Business Rates

Rateable Value	£75,500
Rates Payable (per annum)	£37,524

Interested parties should verify these figures with the Local Authority.

EPC

An EPC is available on request.
Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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