Location
The subject premises are situated in a 100% prime location on Davygate in York City Centre. Davygate continues to be one of York’s most popular retail pitches given the high-quality adjacencies and proximity to St Helens Square.

Located immediately adjacent to Superdry, other nearby retailers include The Ivy, Betty’s, Pandora, Seasalt, Mountain Warehouse, Space NK and French Connection.

Demise
The property benefits from a unique glazed double height frontage at ground with direct escalator access to the second floor. The unit provides the following approximate areas and measurements:

<table>
<thead>
<tr>
<th></th>
<th>Ground Floor:</th>
<th>Second Floor:</th>
<th>Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>190 sq ft</td>
<td>11,561 sq ft</td>
<td>11,571 sq ft</td>
</tr>
<tr>
<td></td>
<td>18 sq m</td>
<td>1,075 sq m</td>
<td>1,093 sq m</td>
</tr>
</tbody>
</table>

Minimum floor to ceiling: 3.96 m
Minimum floor to beam: 3.50 m

Tenure
The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at year 5, subject to vacant possession in Q1 2020.

Rent
£185,000 per annum exclusive

Rates
Rateable Value: £292,500
Rates Payable (19/20): £147,420

Interested parties are advised to make their own enquiries to the City of York Council on 01904 551550.

EPC
Available Upon Request

Further Information
For further information or to arrange a viewing please contact the sole agents Robinson Webster.

Ian Webster 020 7190 9802 07901 516 723 ian@robinsonwebster.co.uk
Liam Jones 020 7190 9804 07990 335 016 liam@robinsonwebster.co.uk

020 7190 9801 robinsonwebster.com
Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011


Experian Goad Plan Created: 14/11/2019
Created By: Robinson Webster Limited

North

50 metres