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 Pandora and Mountain Warehouse, other nearby retailers include The Ivy, Betty’s, Seasalt, Superdry, Accessorize and Space NK.

Demise
The property is arranged over ground and first floors and provides the following approximate areas and measurements:

<table>
<thead>
<tr>
<th>Area</th>
<th>Ground Floor</th>
<th>First Floor</th>
<th>Remote Stores</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>sq ft</td>
<td>2,654</td>
<td>1,932</td>
<td>447</td>
<td>5,033</td>
</tr>
<tr>
<td>sq m</td>
<td>247</td>
<td>179</td>
<td>42</td>
<td>468</td>
</tr>
</tbody>
</table>

Remote Stores 447 sq ft 42 sq m

Total:
5,033 sq ft 468 sq 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.

Rent
On application.

Rates
Rateable Value: £164,000
Rates Payable (18/19): £80,852

Interested parties are advised to make their own enquiries

EPC
Available Upon Request

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

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