



## ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



### YORK – 24 CONEY STREET

PRIME RETAIL OPPORTUNITY – NEW LEASE AVAILABLE

#### **Location**

The subject premises occupy a highly prominent location on Coney St in York City Centre. Coney St is the dominant retail pitch in York and houses a number of leading national and international retailers.

The property is immediately opposite **River Island** and **Monsoon** and in close proximity to **Next**, **Waterstones** and **Holland & Barrett**

#### **Accommodation**

The property is arranged over ground, first and second floors and provides the following approximate areas:

Ground floor sales:	422 sq ft
First (anc)	369 sq ft
Second floor (anc)	151 sq ft
<b>Total</b>	<b>942 sq ft</b>

The property is Grade II listed, further information on request

#### **Tenure**

A new 10 year IRI lease, subject to an upward only rent review at year 5.

#### **Rent**

£55,000 pax

#### **Rates**

Rateable Value:	£56,000
Rates Payable 18/19:	£27,608

Interested parties are advised to make their own enquiries.

#### **Viewing and Further Information**

Through sole agents Robinson Webster:

**Ian Webster**  
020 7190 9802 / 07901 516 723  
ian@robinsonwebster.co.uk

**Dan Johnson**  
020 7190 9804 / 07990 335 016  
dan@robinsonwebster.co.uk



Experian Goad Plan Created: 29/06/2017  
Created By: Robinson Webster Limited



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

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



**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