



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



YORK, UNIT 2, 3-7 CONEY STREET

A1 LEASE FOR SALE (Subject to Relocation)

Location

The subject premises occupy a very prominent location at the top of Coney St close to the junction with St Helens Square in the heart of York City Centre.

The Ivy, Joe's Kitchen, Office Shoes, Mango and Paperchase all trade in close proximity.

There have been a number of restaurant lettings in the immediate vicinity and this property could well suit an A3 use, subject to planning and landlords consent.

Accommodation

The property is arranged over ground floor and first floors and provides the following approximate dimensions and areas:

Net frontage	22'6 / 6.9 m
Internal width	26'6 / 8.1m
Ground floor (Sales):	2,729 sq ft
First floor (Sales):	1,139 sq ft
First floor (Ancillary):	1,362 sq ft
Total (gross)	5,230 sq ft

Tenure

The property is available by way of assignment of the lease due to expire 24th March 2024. Incentives are available, subject to status.

Rent

The passing rent is £201,000 per annum exclusive, subject to review in March 2019.

Rates

Rateable Value: £160,000
Rates Payable 18/19: £78,880
Interested parties are advised to make their own enquiries.

Viewing and Further Information

Through sole agents, Robinson Webster:

Ian Webster

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50 metres

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