



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
Total	942 sq ft

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

£70,000 pax

Rates

Rateable Value:	£56,000
Rates Payable 17/18:	£26,096 pa

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

Adam Robinson

020 7190 9803 / 07980 576 245
adam@robinsonwebster.co.uk



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



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