



## 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
<b>Total (gross)</b>	<b>5,230 sq ft</b>

#### **Tenure**

The property is available by way of assignment of the lease due to expire 24<sup>th</sup> 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 17/18:	£79,520

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 335016  
dan@robinsonwebster.co.uk



50 metres

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