

TO LET Retail Unit

20 Coney Street
York, YO1 9ND

Key information

- ❑ Prominent Location
- ❑ Planning Use Class E
- ❑ 1,045 sq ft
- ❑ Offers invited

Contact

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Location

The property is located on a prime position on Coney Street, York's main retailing thoroughfare. Nearby national retailers include **HMV, Next, Rosa's Thai, Revolution Bar, Flannel's, Sports Direct, The Ivy** and more.

Description

The building comprises retail accommodation over ground floor, first floor and second floor.

The space would suit a variety of different occupiers.

Accommodation

	Sq Ft	Sq M
Ground Floor	597	55.50
First Floor	197	18.30
Second Floor	269	24.99
Total	1,063	98.79

Energy Performance Rating

An EPC certificate has been commissioned. Please make contact for further details.

The Energy Performance Asset Rating is D-86. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new lease on terms to be agreed.

Service Charge

TBC

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £34,750.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.



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