

PRIME CLASS E  
OPPORTUNITY

## YORK

16 & 17 PARLIAMENT  
STREET

## SUBJECT TO VACANT POSSESSION

**Description**

York is a historic walled city in northeast England attracting over 9 million visitors annually. The unit occupies a prime location on Parliament Street, being adjacent to **Nationwide** and **The Fragrance Shop**. Other nearby retailers include **Costa**, **Hotter Shoes**, **Wendys**, **Browns of York**, **Knoops**, **TSB** and **Vodafone**.

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are arranged over ground floor and basement, comprising the following areas:

<b>Basement</b>	735 sq. ft.	(68.28 sq. m)
<b>Ground Floor</b>	832 sq. ft.	(77.29 sq. m)

**Lease**

The premises are available by way of a new permanent lease for a term to be agreed, from June 2026.

**Rent**

# £80,000

per annum exclusive.

**Business Rates**

To be reassessed.

**EPC**

The property has an EPC rating of C 69. A full report is available upon request.

**Legal Costs**

Each party to be responsible for their own legal costs incurred in this transaction.

**Viewing**

Strictly by appointment through joint agents, **Green & Partners**, contacting:

**Matt Beardall**                      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Ben Sykes**                              **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

Or, **Colenso**, contacting:

**James Ratcliffe**                      **07889 256010**  
[jr@colensoproperty.com](mailto:jr@colensoproperty.com)

*Subject to Contract and Vacant Possession*

