

# CLASS E OPPORTUNITY

# YORK

## 16 & 17 PARLIAMENT STREET



### Description

York is a walled city in northeast England that is a popular tourist destination.

The unit occupies a prime location on Parliament Street. Retailers in close proximity include **Boots Opticians, TSB Bank, Pret A Manger, Vodafone, EE, Costa and Marks & Spencer.**

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

### Accommodation

Following landlord works the unit will comprise of the below approximate 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 January 2024.

### Rent

# £77,500

per annum exclusive.

### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£69,000
<b>UBR (24/25)</b>	0.546p

All parties are to be advised to make their own enquiries to the relevant authority.

### 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.

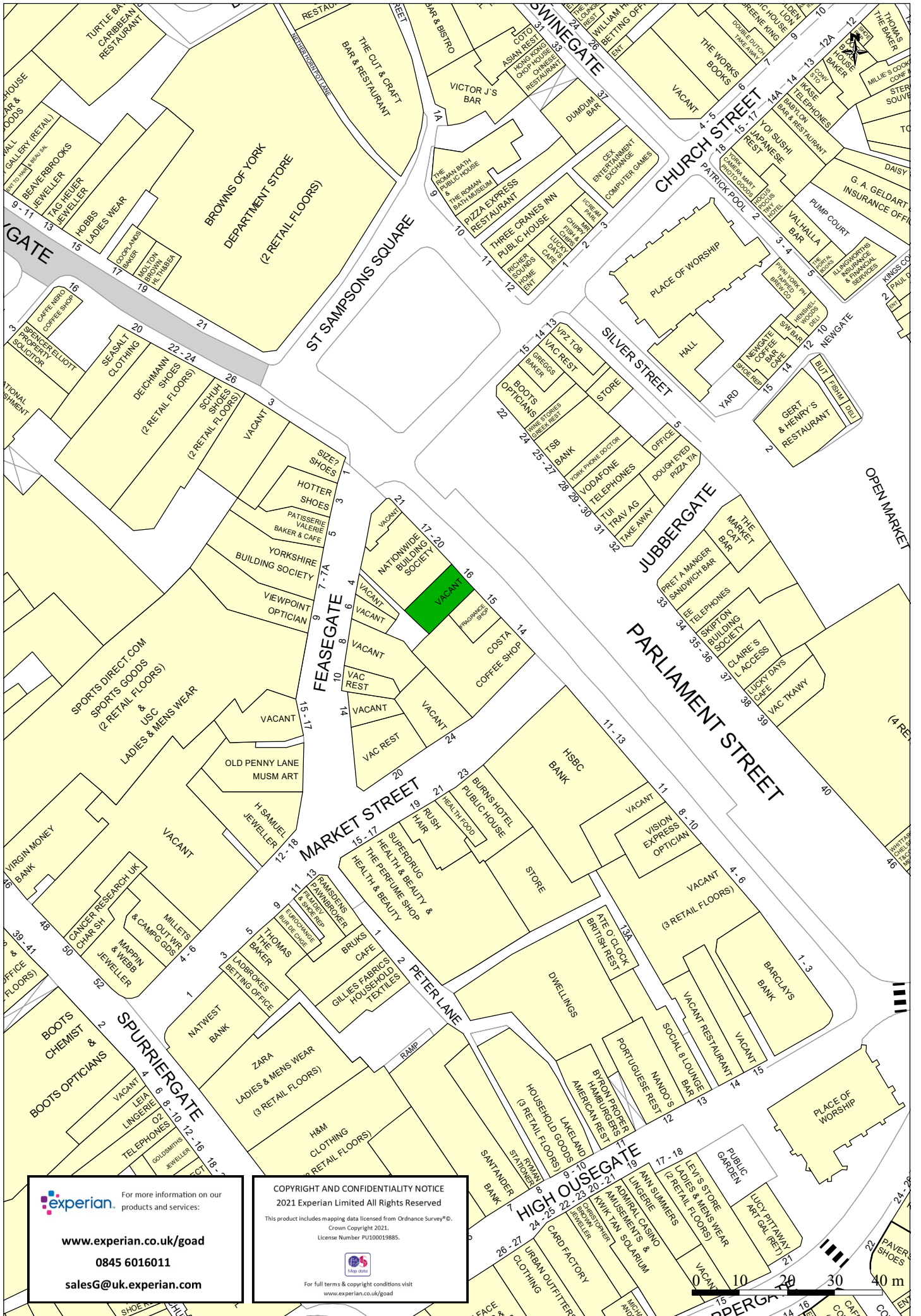
### Viewing

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

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

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

Subject to Contract



 For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad)  
 0845 6016011  
[salesG@uk.experian.com](mailto:salesG@uk.experian.com)

COPYRIGHT AND CONFIDENTIALITY NOTICE  
 2021 Experian Limited All Rights Reserved  
 This product includes mapping data licensed from Ordnance Survey®.  
 Crown Copyright 2021.  
 License Number PU100019885.  
  
 For full terms & copyright conditions visit [www.experian.co.uk/goad](http://www.experian.co.uk/goad)