

CLASS E OPPORTUNITY

YORK

22/24 MARKET STREET

**Description**

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

The unit occupies a prominent location on Market Street. Retailers in close proximity include **Costa**, **HSBC**, **Superdrug**, **H Samuel**, and **Sports Direct**.

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

Accommodation

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

Ground Floor	1,415 sq. ft. (131.45 sq. m)
Basement Floor	841 sq. ft. (78.13 sq. m)

Lease

The premises are available for a term of 3 years with a term certain to Summer 2025. Rolling mutual breaks on an agreed notice period thereafter.

Rent

£35,000

per annum exclusive.

Business Rates

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

Rateable Value	£52,000
UBR (24/25)	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 D 86. 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

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 10/04/2024
Created By: Green and Partners



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com