### CLASS F 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 advised to make their own enquires 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

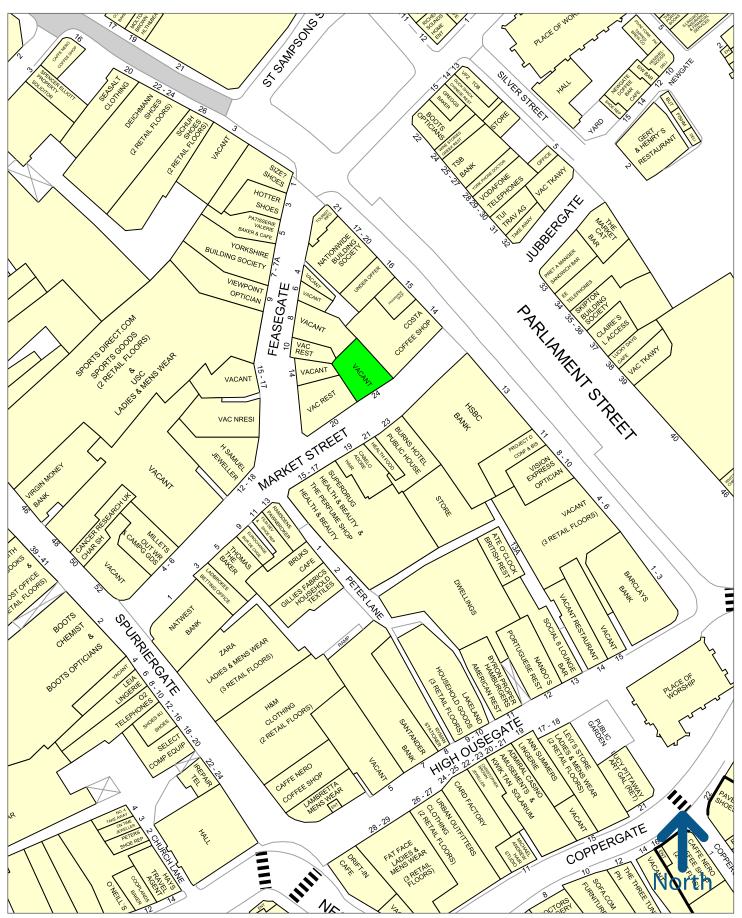


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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