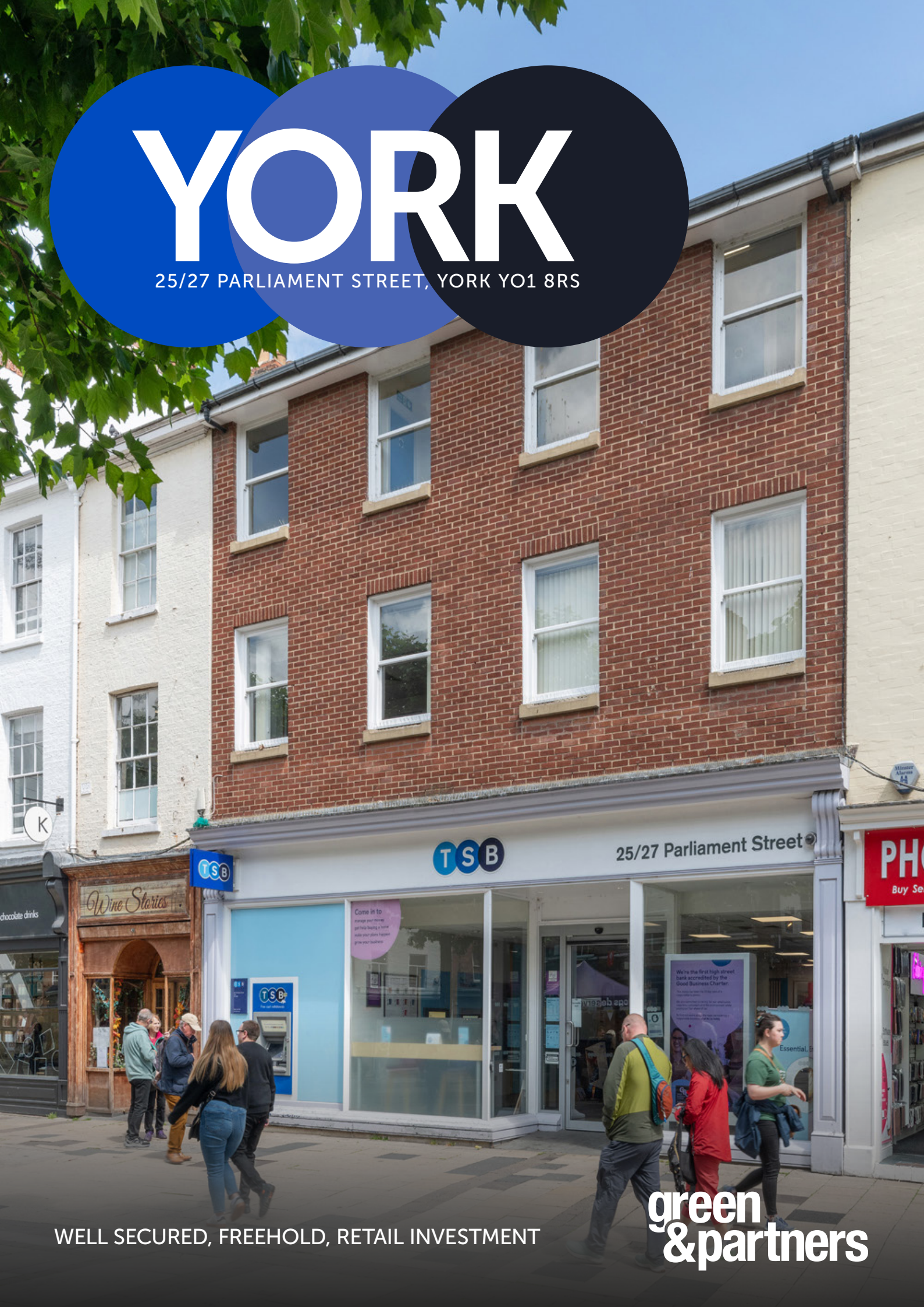


YORK

25/27 PARLIAMENT STREET, YORK YO1 8RS



WELL SECURED, FREEHOLD, RETAIL INVESTMENT

**green
& partners**

Investment summary

Freehold retail investment in the heart of York city centre.

- Situated within one of the UK's most visited historic cities, attracting 8.4 million tourists annually
- Prominent and highly visible mid-terraced building on the semi-pedestrianised Parliament Street
- Located close to St Sampson's Square, Marks & Spencer, and Browns Department Store in a high-footfall area
- Strong underlying local demographics: 28% AB social grade, low unemployment 2.0%, and over 31,000 full-time students
- Fully let to the undoubted national covenant of TSB Bank Plc
- The tenant has been in occupation since 1993
- Arranged over ground, first and second floors, providing 2,819 sq ft (261.89 sq m) of well-configured accommodation
- Let on a 5-year lease expiring 24th December 2028, at a passing rent of £143,755 per annum
- Unexpired term of 3.5 years
- Freehold

We are instructed to seek offers in excess of

£1,550,000

(One Million Five Hundred and Fifty Thousand Pounds) subject to contract and exclusive of vat, reflecting a **net initial yield of 8.75%**, Allowing for graduated purchasers costs.





York is well connected by road, with the A64 providing direct access to Leeds (approx. 45 minutes) and linking to the A1(M) and wider national motorway network.



AS A MAJOR NATIONAL RAIL HUB, YORK STATION OFFERS DIRECT SERVICES TO:

21mins
LEEDS

1hr 18mins
MANCHESTER

1hr 48mins
LONDON KING'S CROSS

2hrs 24mins
EDINBURGH

Location

York is an affluent cathedral city and a key commercial and administrative centre within North Yorkshire. It has a strong retail core and a significant tourism sector, attracting around 8.4 million visitors annually with an estimated spend of over £765 million.

 **£765 million**
TOURIST SPEND

 **8.4 million**
ANNUAL VISITORS



Leeds Bradford International Airport is located approximately 24 miles southwest and offers direct flights to more than 75 international destinations.



313,000

PRIMARY
RETAIL CATCHMENT



561,000

WIDER
CONSUMER BASE



28%

ADULTS FALL WITHIN
THE MOST AFFLUENT
AB SOCIAL GROUPS



69%

HOME OWNER
& OCCUPATION



31,000

STUDENTS AT THE UNIVERSITY
OF YORK AND YORK
ST JOHN UNIVERSITY



25.9%

EMPLOYED IN
THE RETAIL &
LEISURE SECTOR

Retail sales across the York Primary Retail Market Area reached £2.1 billion in 2024, with real-term growth forecast at 2.1% per annum to 2029, outperforming the national average.

Demographics

York is a designated Regional Centre and a key retail and leisure destination in the North of England. Its historic core, combined with a thriving visitor economy and two major universities, underpins year-round footfall and high consumer spending. Unemployment is at just 2.0%, which is less than half the national average rate.

Situation

The property occupies a prominent position on the semi-pedestrianised Parliament Street, close to St Sampson's Square, **Marks & Spencer**, and **Browns Department Store**. The area features a mix of national retailers and established independents.

While some banks such as **HSBC**, **Barclays**, **Halifax**, and **Nationwide** remain nearby, Parliament Street has evolved from a financial services focus to a more diversified mix of retail, leisure, and food occupiers, including **Boots**, **Pret A Manger**, **Hotel Chocolat**, and **The Vintage Store**. Footfall is supported by the nearby Roman Baths and key city centre attractions.



25/27

PARLIAMENT STREET
YORK, YO1 8RS



Description

The property comprises a mid-terraced, concrete-framed building with a traditional brick façade, arranged over ground, first, and second floors. The ground floor is occupied as retail, with the upper floors utilised as office and ancillary accommodation. There is a basement accessed via a trapdoor; however, this is currently not accessible.



Accommodation

The property provides the following approximate net internal areas:

FLOOR	USE	SQ FT	SQ M
Ground	Sales	1,359	126.25
-	GF ITZA	915 units	-
First	Office	1,188	110.37
Second	Office / Ancillary	272	25.27
	Total	2,819	261.89

Tenancy

25/27 Parliament Street is let to TSB Bank Plc on a 5-year lease from 25th December 2023, expiring 24th December 2028, at a passing rent of £143,755 per annum. The lease has an unexpired term of approximately 3.5 years.

The unit has been occupied by the tenant since 1993, initially trading as Cheltenham and Gloucester and latterly as TSB, following the group acquisition.



£143,755

PASSING RENT
PER ANNUM



Tenure

The property is held Freehold under title number NYK28032.

Planning

The property is not listed and does not sit within a conservation area.

Covenant

TSB Bank Plc (Company No. SC095237)

TSB Bank Plc is a well established UK retail and commercial bank, operating a nationwide network of branches and digital banking services.

It is a wholly owned subsidiary of Banco de Sabadell S.A., one of Spain's largest banking groups. TSB has a long-standing presence on the British high street and a strong retail deposit base. The bank continues to demonstrate strong financial performance and capital discipline. For the financial year ending 31 December 2024, TSB reported a statutory profit before tax of £285.1 million, up from £235.5 million in 2023, representing a year-on-year increase of 21%.

Please see their latest accounts below:

Financial Year Ending	Turnover £ million	Profit Before Tax £ million	Total Assets £ million
31 December 2024	£1,137	£285.1	£46,099
31 December 2023	£1,157	£235.5	£47,652

£1.13m
ANNUAL
TURNOVER

£285.1m
PROFIT
BEFORE TAX

21%
YEAR-ON-YEAR
INCREASE

£46m
TOTAL
ASSETS



YORK

25/27 PARLIAMENT STREET, YO1 8RS

EPC

An EPC is available upon request.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Proposal

We are instructed to seek offers in excess of

£1,550,000

(One Million Five Hundred and Fifty Thousand Pounds) subject to contract and exclusive of vat.

Net Initial Yield 8.75%

Assuming graduated purchaser's costs.

Contact

For further information or to
arrange inspection please contact:

WILL CIVIL

07950 700 182
will.civil@greenpartners.co.uk

ED SMITH

07817 771 005
ed.smith@greenpartners.co.uk

JONNY GOOCH

07928 525 978
jonny.gooch@greenpartners.co.uk



Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. JULY 2025

**green
& partners**