

# PRIME SHOP TO LET

# YORK

## 4/6 PARLIAMENT STREET



### Description

The premises are located on the busy Parliament Street opposite **Marks & Spencer** and adjacent to **Barclays Bank** and **Vision Express**. Other retailers and occupiers in the vicinity include **Carphone Warehouse**, **Pret A Manger** and **HSBC**. The premises also close to the Coppergate Shopping Centre which is anchored by **Fenwick's**, **Primark** and **TopShop** and also benefits from being home to the **Jorvik Viking Centre** meaning the property's location is part of the established tourist circuit.

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

### Accommodation

The premises are arranged over ground, basement, first, second and third floors and provide the following accommodation:-

<b>Ground Floor</b>	4,075 sq. ft.	(378.58 sq. m)
<b>First Floor</b>	4,315 sq. ft.	(400.88 sq. m)
<b>Second Floor</b>	3,050 sq. ft.	(283.35 sq. m)
<b>Third Floor</b>	1,500 sq. ft.	(139.35 sq. m)
<b>Basement Sales</b>	2,590 sq. ft.	(240.62 sq. m)

### Lease

The premises are available subject to vacant possession on a new lease for a term to be agreed.

### Rent

Upon application.

### Business Rates

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

<b>Rateable Value</b>	£307,500
<b>UBR (20/21)</b>	0.512p

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

### EPC

An EPC has been commissioned. A full report is available upon request.

### Legal Costs

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

### Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

**Harry Jeffery** 020 7659 4837  
harry.jeffery@greenpartners.co.uk

**Adam Bindman** 020 7659 4822  
adam.bindman@greenpartners.co.uk

*Subject to Contract*



Experian Goad Plan Created: 19/04/2018  
Created By: Green and Partners

