# 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:-

Ground Floor	4,075 sq. ft.	(378.58 sq. m)
First Floor	4,315 sq. ft.	(400.88 sq. m)
Second Floor	3,050 sq. ft.	(283.35 sq. m)
Third Floor	1,500 sq. ft.	(139.35 sq. m)
Basement Sales	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:

Rateable Value	£307,500
UBR (20/21)	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

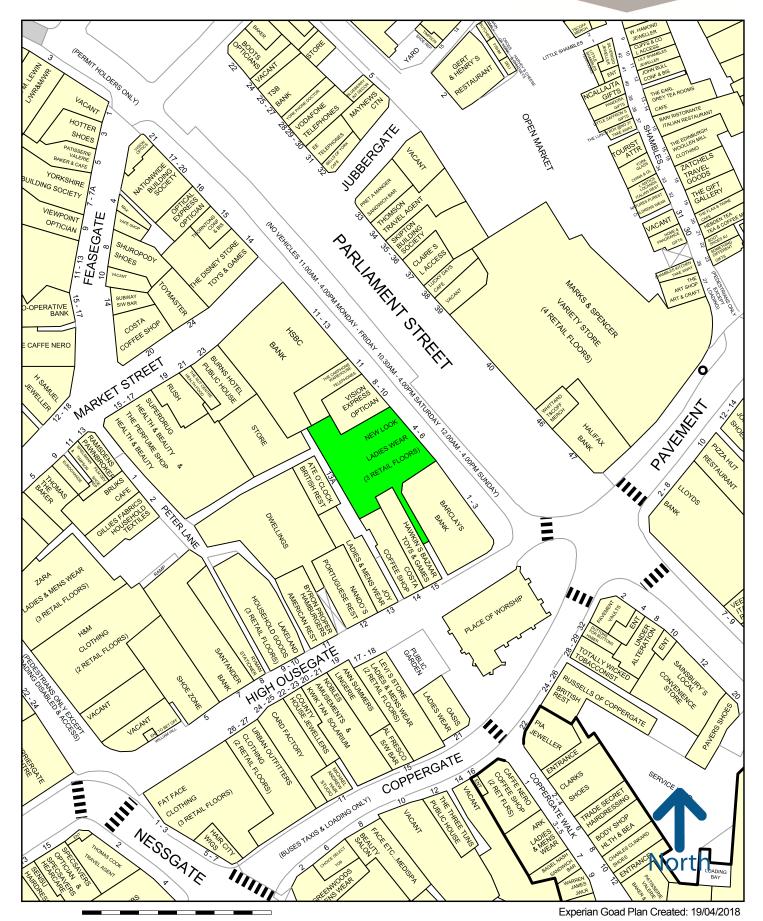


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.







50 metres

Copyright and confidentiality Experian, 2017. Crown copyright and database rights 2017. OS 100019885

Created By: Green and Partners

Map data

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011