

A1 SHOP TO LET

YORK

22/24 MARKET STREET

Description

The subject property occupies an extremely central location in the heart of York City Centre. **Disney, Rush Hair, Superdrug, HSBC** and **Costa** are located nearby.

Nearby prime Spurrergate and Parliament Street host **Zara, H&M** and **M&S** all within close proximity.

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

Accommodation

The premises are arranged on ground and basement floors and comprise the following approximate net internal floor areas:

Ground Floor Sales	1,329 sq. ft.	(123.47 sq. m)
Basement Ancillary	820 sq. ft.	(76.18 sq. m)

Lease

The unit is offered on a new lease, for a term of years to be agreed.

Rent

£52,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £8,985.14 per annum exclusive.

Business Rates

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

Rateable Value	£80,500
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D86. A full report is available upon request.

Legal Costs

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

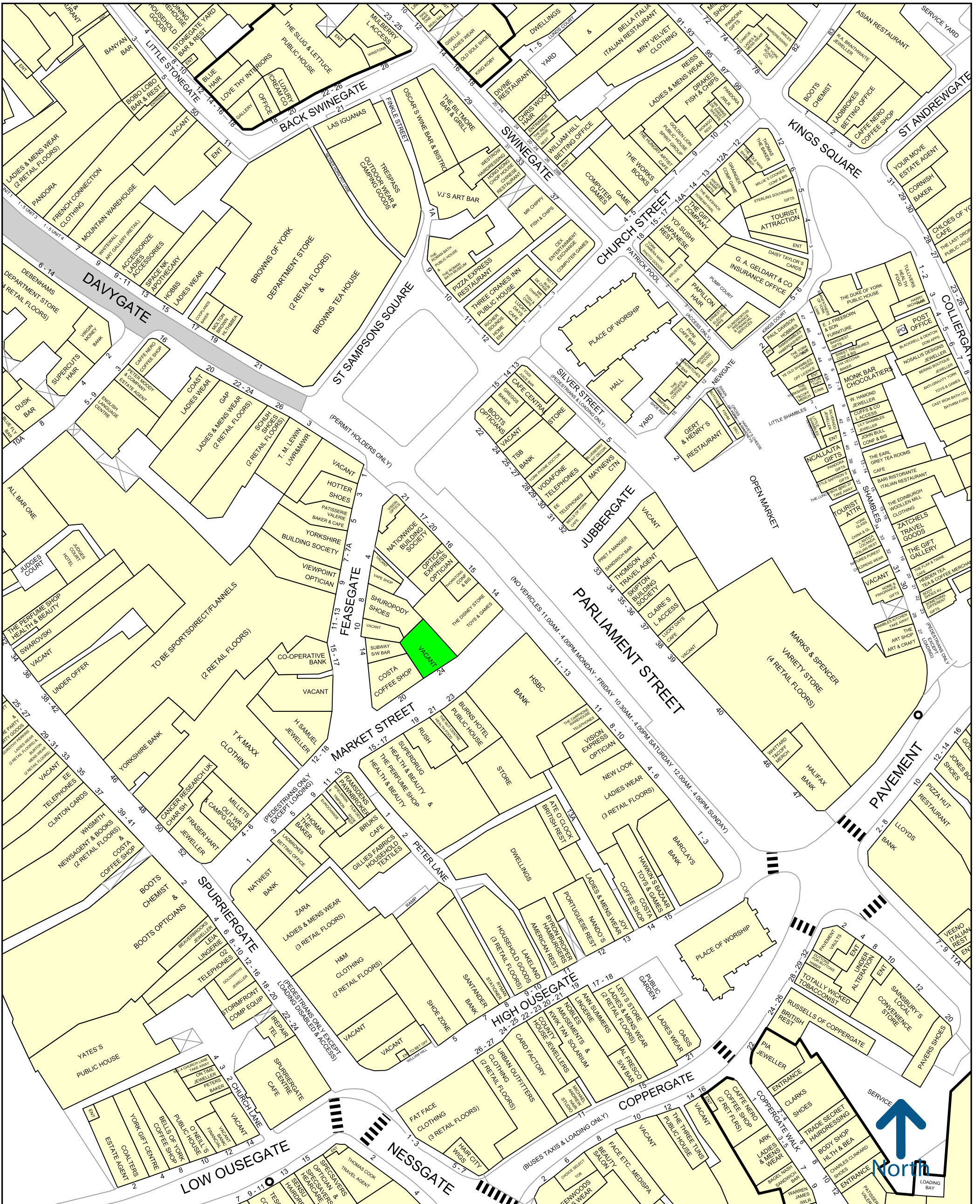
Viewing

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

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 10/07/2019
Created By: Green and Partners

