

# PRIME SHOP TO LET

# YORK

## 14 PARLIAMENT STREET



### Description

The subject property occupies an extremely prominent corner location fronting onto the semi pedestrianised Parliament Street. Nearby occupiers include **Pret A Manger, M&S, HSBC, Nationwide Building Society, TM Lewin, Schuh, Deichmann** and **Browns of York Department Store**.

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

### Accommodation

The premises provide the following approximate areas:-

<b>Ground Floor Sales</b>	3,580 sq. ft.	(332.58 sq. m)
<b>Basement Ancillary</b>	2,325 sq. ft.	(215.99 sq. m)
<b>First Floor Ancillary</b>	2,135 sq. ft.	(198.34 sq. m)
<b>Second Floor Ancillary</b>	2,475 sq. ft.	(229.92 sq. m)
<b>Third Floor Ancillary</b>	2,441 sq. ft.	(226.76 sq. m)

Subject to terms the landlord will also consider subdivision options which could be created ranging from 500 to 3,500 sq. ft at ground plus ancillary. Further information is available upon request.

### Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed. Subject to vacant possession.

### Rent

Upon application.

### Business Rates

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

<b>Rateable Value</b>	£250,000
<b>UBR (20/21)</b>	0.512p

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

### EPC

The property has an EPC rating of D 95. A full report is available upon request.

### Legal Costs

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

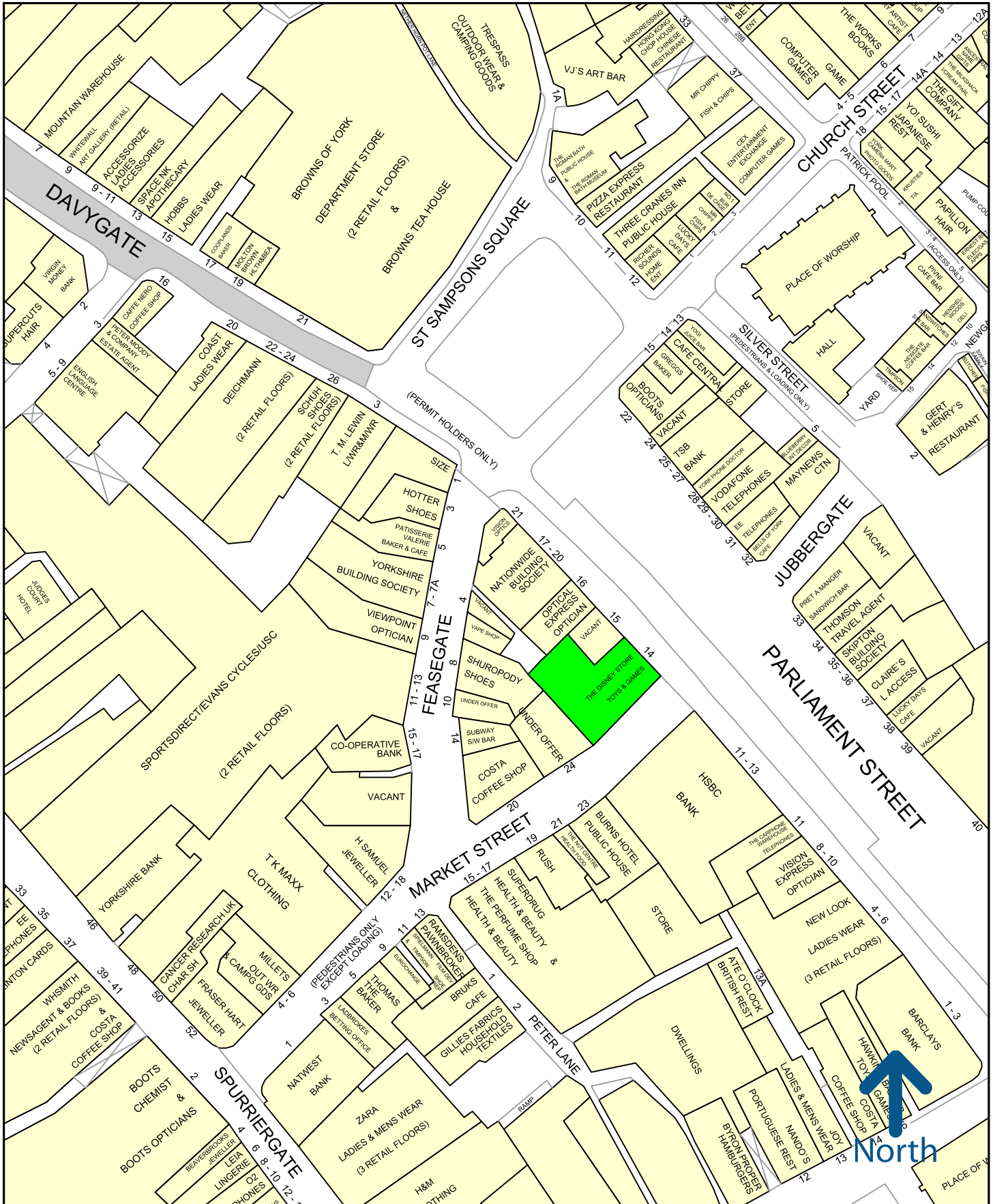
### Viewing

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*



50 metres

Experian Goad Plan Created: 11/03/2020  
Created By: Green and Partners



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