

# PRIME SHOP TO LET

# YORK

## 14A PARLIAMENT STREET



### Description

The subject property occupies an extremely prominent The subject property occupies an extremely central location in the heart of York City Centre. **Size?, Pret A Manger, Superdrug, HSBC and Costa** are located nearby.

Nearby prime Spurriergate 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:

<b>Ground Floor Sales</b>	468 sq. ft.	(43.5 sq. m)
<b>First Floor Ancillary</b>	745 sq. ft.	(69.2 sq. m)

### Lease

The unit is offered on a new lease, for a term of years 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>	£61,488
<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.

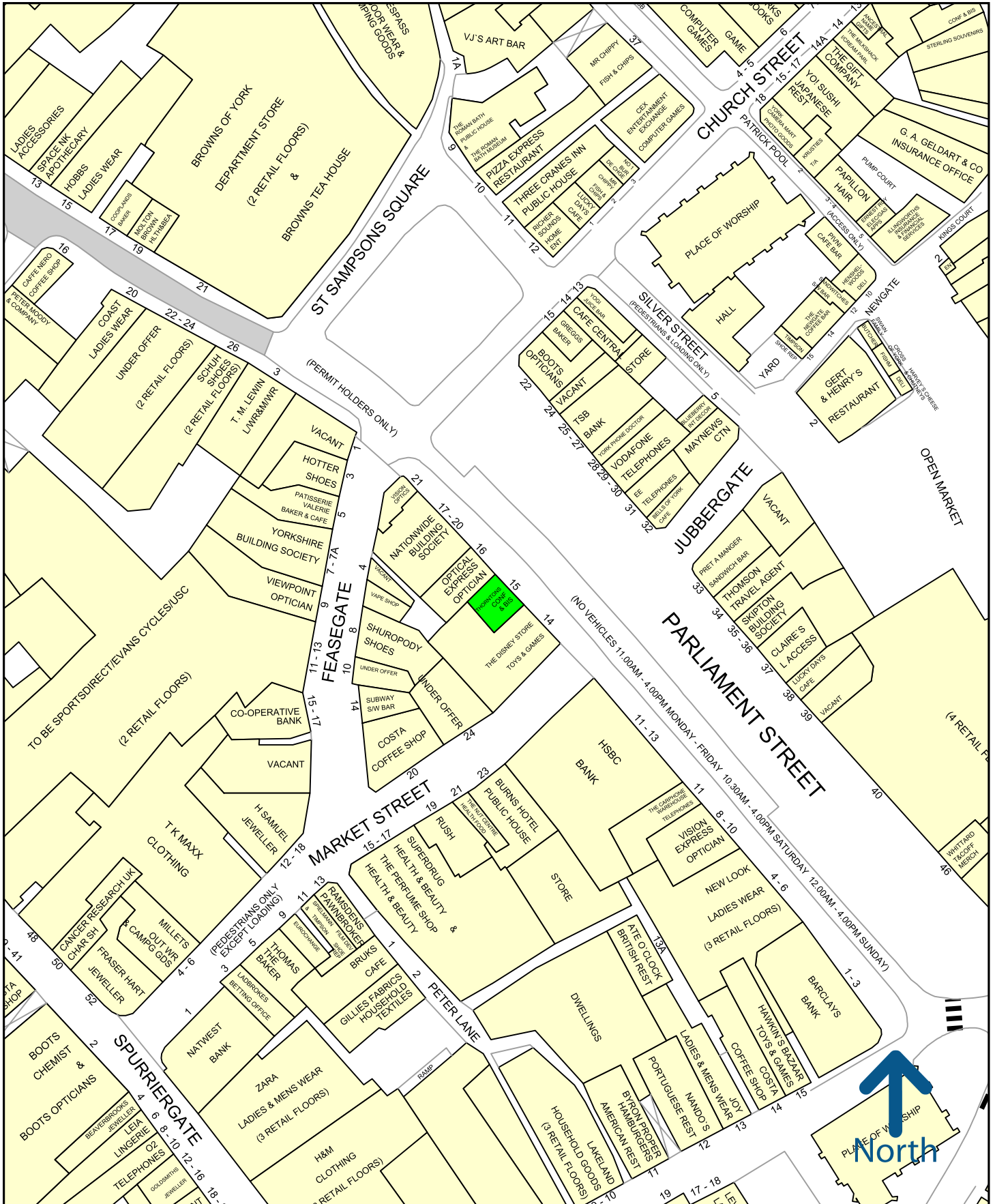
### Viewing

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

**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: 10/02/2020  
Created By: Green and Partners



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