

York - 12a Coney Street - 100% Prime Shop To Let

- **100% Prime Retail & Restaurant Location**
- **Adjacent to Bill's Restaurant and Starbucks**



Location

The premises are situated in a prime location on Coney Street adjacent to **Starbucks** and **Bill's Restaurant**. Nearby retailers include **Waterstones**, **Mango**, **HMV**, and **JD Sports** whilst riverside attractions such as **City Screen Picturehouse**, **Pitcher & Piano** and **Revolution Bar** are also close by.

Size

The property is arranged over ground floor only, with the following approximate dimensions and areas:

Internal Width (max)	18 ft 11 ins	5.76 m
Narrows To	14 ft 0 ins	4.27 m
Ground Floor Sales	1,290 sq ft	119.85 sq m
Ground Floor Storage	34 sq ft	3.16 sq m

Lease

Subject to vacant possession, the unit is available on a new effectively full repairing and insuring lease, for a term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£60,000 per annum exclusive.

Business Rates

Rateable Value £75,500

Interested parties should verify these figures with the Local Authority.

EPC

An EPC is available on request.
Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

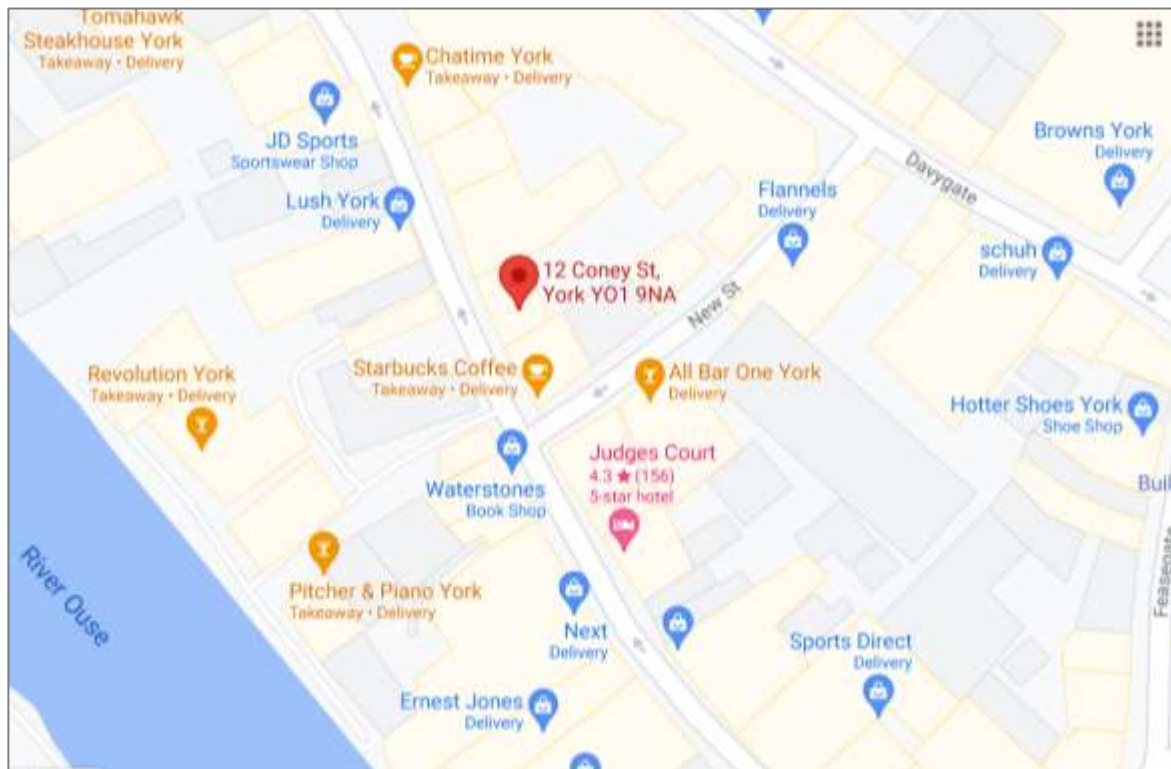
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