

# YORK

## UNIT 2, 1/5 DAVYGATE

### LARGE PRIME SHOP TO LET



#### LOCATION

Davygate occupies a prime retailing position between Parliament Street and Stonegate.

The subject property is immediately adjacent **Karen Millen** and opposite **Bettys** and **Debenhams**. **French Connection**, **Hobbs**, **Laura Ashley**, **Ghost**, **Jack Wills**, **Molton Brown** and **Browns Department Store** are all situated close by.

#### ACCOMMODATION

This is one of the few large retailing opportunities in York City Centre and the premises are arranged over ground, first and second floors and comprise of the following approximate net internal floor areas:

Gross Frontage	52 ft 15.8 m	
Ground Floor Sales	6,817 sq ft	633 sq m
Lower Ground Floor Sales/ Ancillary	1,536 sq ft	143 sq m
First Floor Sales	9,148 sq ft	850 sq m
Lower First Floor Sales/ Ancillary	1,179 sq ft	110 sq m
Second Floor Potential Sales	1,391 sq ft	129 sq m
Total	20,071 sq ft	1,865 sq m

#### TERM

The premises are available by way of a new 10 year effectively full repairing and insuring lease subject to an upward only rent review in Year 5.

#### RENT

£550,000 per annum exclusive.

#### SERVICE CHARGE

The current service charge for this unit is £12,170 pa

#### RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following rating assessment: Rateable Value (April 2010) £487,500.

#### VIEWING/CONTACT

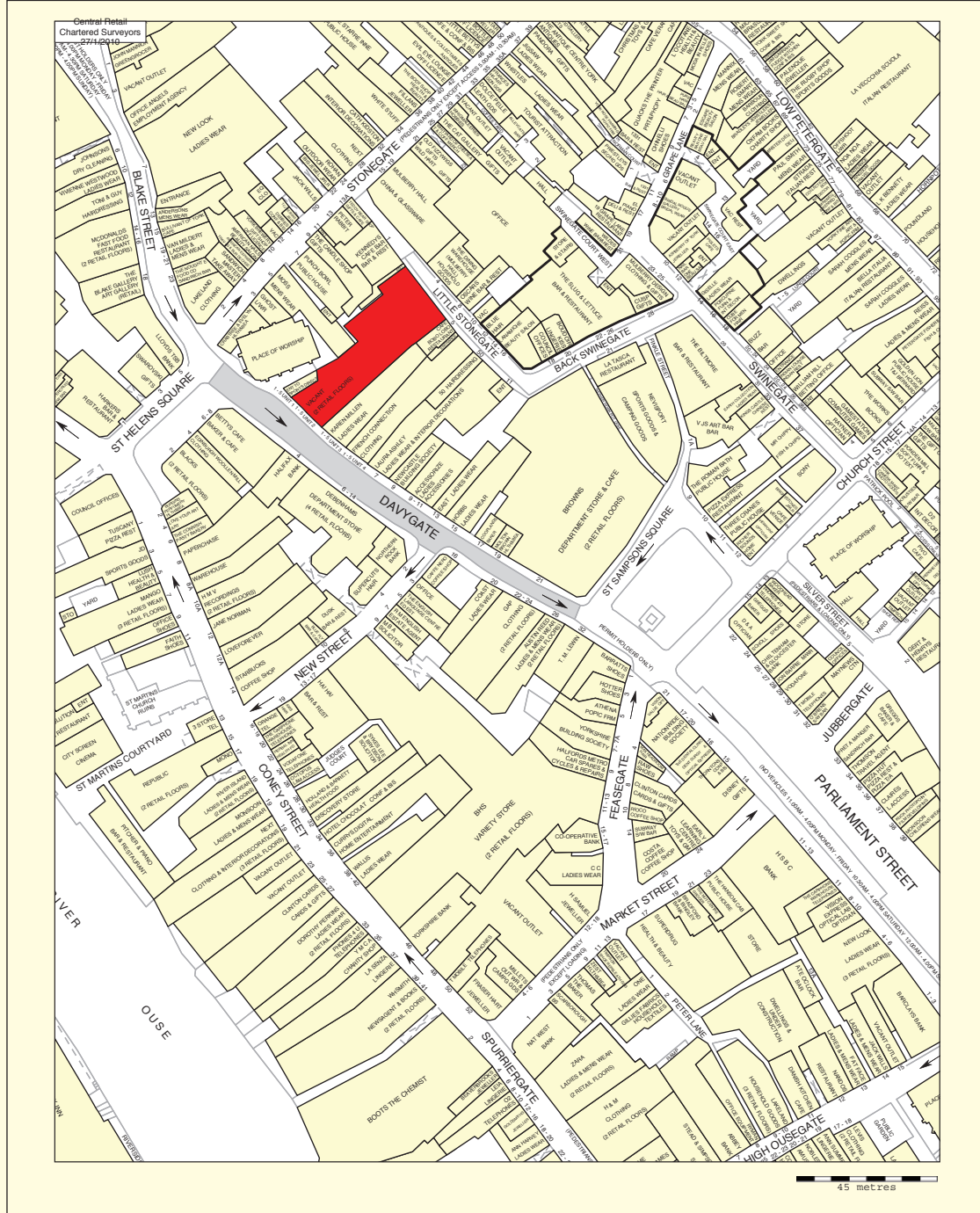
Viewing is strictly via sole agents, Central Retail:

Contact:- Tom Limbert – [tom@central-retail.co.uk](mailto:tom@central-retail.co.uk)  
Simon Lyons – [simon@central-retail.co.uk](mailto:simon@central-retail.co.uk)

#### SUBJECT TO CONTRACT



York



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