

YORK

4 CHURCH STREET

NEW LEASE AVAILABLE



LOCATION

The premises occupy a prominent corner location on Church Street which benefits from high pedestrian footfall as it connects the prime retailing locations of Low Petergate and Parliament Street.

ACCOMMODATION

The premises comprise of the following approximate dimensions and net internal floor areas:

Internal Width	14.0m	45ft 11
Shop Depth	12.7m	41ft 8
Ground Floor Sales	132.5 sq m	1,425 sq ft
First Floor Sales	135.5 sq m	1,458 sq ft

It is possible to split the unit into two to suit specific requirements.

TENURE

The premises are available by way of a new effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

£95,000 per annum exclusive.

PLANNING

My client has submitted a planning application for A3 which is being recommended by the Planning Officer.

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 £68,500

Prospective tenants are expected to advise to make their own enquiries with the Local Rating Authority.

VIEWING

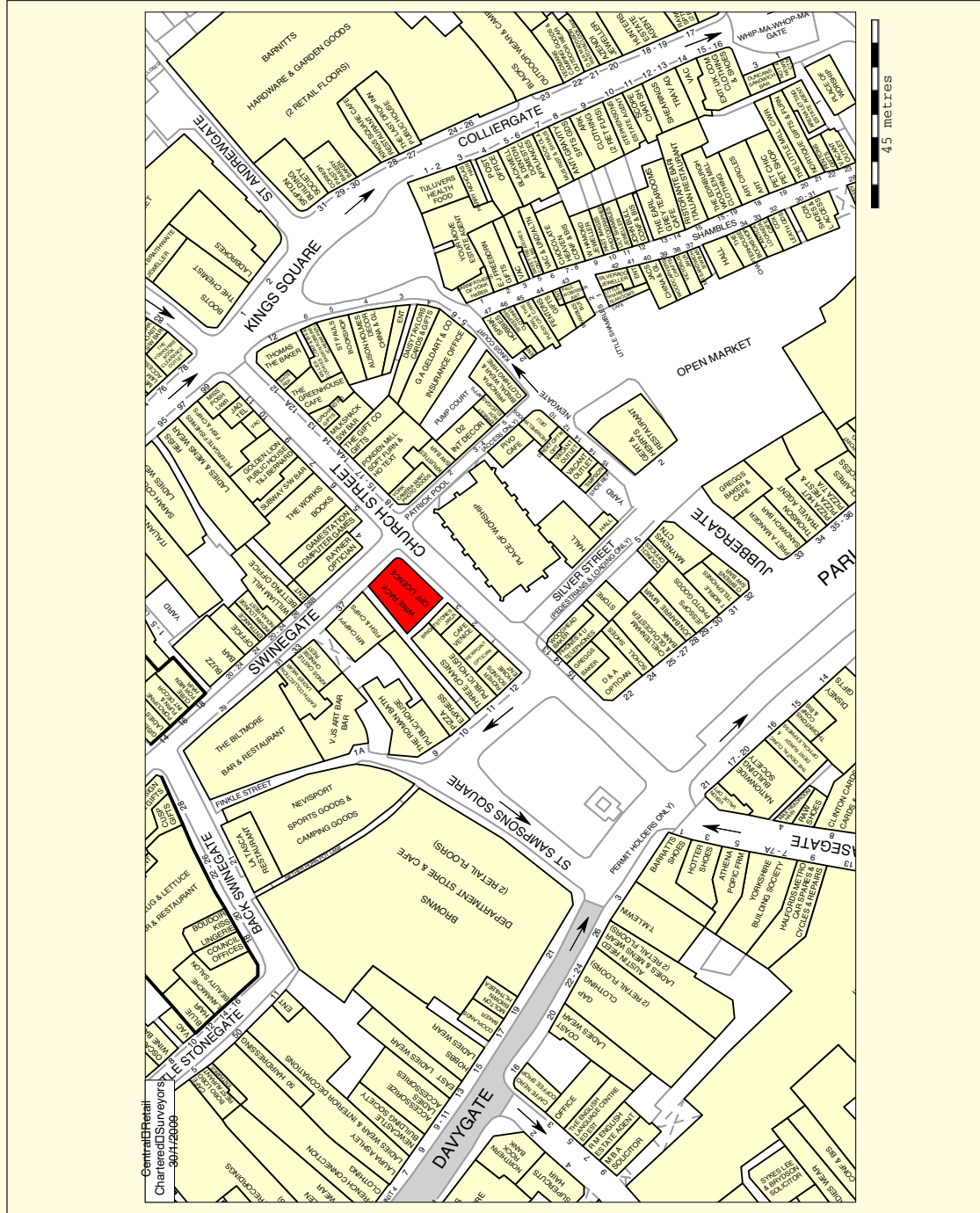
Strictly by prior appointment with Central Retail:

Contact: Tom Limbert: tom@central-retail.co.uk

SUBJECT TO CONTRACT



York



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CENTRAL RETAIL CHARTERED SURVEYORS