

YORK

7 COPPERGATE SHOPPING CENTRE

SHOP UNIT TO LET



LOCATION

The premises occupy a prominent location within the Coppergate Shopping Centre which is anchored by a 40,000 sq ft Top Shop/Top Man, Marks & Spencer and Fenwick Department Store.

Other retailers represented in this scheme include Boots, Miss Selfridge, Clarks and Body Shop.

ACCOMMODATION

The premises consist of the following approximate net internal floor areas:

Ground Floor Sales	51.9 sq m	559 sq ft
First Floor Ancillary	46.1 sq m	496 sq ft

It is possible to extend the unit to create a ground floor of 96.3 sq m (1,037 sq ft).

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

£50,000 per annum exclusive with a turnover top up provision, exclusive of service charge, rates and VAT.

CONDITION

The property is fitted out and ready for immediate occupation.

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 £51,000

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

VIEWING

Viewing is strictly by Central Retail.

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

SUBJECT TO CONTRACT



York



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