

YORK 9 COPPERGATE SHOPPING CENTRE PRIME SHOP UNIT TO LET



LOCATION

The premises occupy a prime 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 the scheme include **Ark, Boots, Clarks, Starbucks** and **The Whisky Shop**.

ACCOMMODATION

The premises comprise of the following net internal floor areas:

GF Sales	580 sq ft	53.9 sq m
FF Ancillary	462 sq ft	42.9 sq m

TERM

The premises are available by way of a new 10 year lease, subject to an upward only rent review at year 5.

RENT

£40,000 per annum exclusive.

SERVICE CHARGE

The current service charge for this unit is £3,500 pa.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following assessment:

Rateable Value (April 2010) £61,500

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

VIEWING

Viewing is strictly via Central Retail.

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

SUBJECT TO CONTRACT

