

PRIME RETAIL/LEISURE UNIT TO LET

# 48 Coney Street York



**Savills Leeds**  
3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://savills.co.uk)



# Location

York is a historic Cathedral city in North Yorkshire with an affluent primary retail catchment of 488,000 and attracts 8.9m visitors a year.

The city boasts some of the UK's top tourist attractions including York Minster, The Castle Museum, The Jorvick Centre, National Railway Museum and The Shambles.

The subject property is located in the heart of the city centre, in a prime pedestrianised position on Coney Street and close to the junction with Market Street. Situated immediately adjacent to **Virgin Money**, other nearby national retailers include **Boots, Zara, H&M, Millets, Holland & Barret, W H Smiths, NatWest, Lush** and **The Entertainer**.

## Accommodation

The premises to be arranged over ground and basement floors only. Approximate net internal areas are:

|               |                     |                      |
|---------------|---------------------|----------------------|
| Ground Floor: | 7,675 sq ft         | 713.10 sq m          |
| Basement:     | 7,666 sq ft         | 712.30 sq m          |
| <b>Total:</b> | <b>15,341 sq ft</b> | <b>1,425.40 sq m</b> |

## Tenure

The unit is available by way of a new effectively fully repairing and insuring lease with terms to be agreed.

## Rent

Further details upon request.

## Rates

*The current rating assessment for the whole building is as follows:*

|                          |          |
|--------------------------|----------|
| Rateable Value (2024/25) | £277,500 |
| UBR:                     | £0.546   |
| Rates Payable:           | £151,515 |

*Following landlords work to split the building the unit will need to be reassessed for Rating purposes.*

## Use

The premises currently benefits from Class E use.

## EPC

EPC Certificate available on request.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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## Viewing & further information

Strictly by prior arrangement only with:

**Josh Howe**  
jhowe@savills.com  
+44 (0) 7896 084 299





CONEY STREET

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