



2 CONEY STREET YORK. YO1 9NA

A particularly distinctive City Centre shop (Grade II Listed and within the City Centre Conservation Area) occupying a high profile and corner position in York's prime retail destination. Coney Street is home to many of the country's leading multiples and pedestrian activity within the street includes both locals and visitors, the latter attracted by the near-by Mansion House, Betty's Café Tea Rooms and the entrance to another of the City's famous streets, Stonegate.

**CITY CENTRE SHOP
TO LET - NEW LEASE**

**RENTAL REGION:
£45,000 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor:	Sales:	273 sq.ft.	(25.36 sq.m.)
	Lobby:	Door to Cellar storage	
	Office/Stock:	80 sq.ft.	(7.43 sq.m.)
Basement:	Storage*:	334 sq.ft.	(31.02 sq.m.)
	W.C.	-	-

*An additional vaulted area in the basement has not been measured. The Tenant will have no responsibility for repair and maintenance of this area. Floor plans for identification purposes only have been included in these particulars.

BUSINESS RATES

Enquiries to City of York Council (01904 551140 - Business Rates Section) revealed the following:-

Rateable Value:	£38,250	(2017 Valuation List)
Business Rates Payable:	£18,857.25	(2018/2019 Financial Year)

N.B. Businesses with a Rateable Value over £12,500 pay an extra 1% levy under the York BID if located within its boundary. This property is within the boundary.

We recommend that interested parties verify the above information using contact details provided. Rateable Values can be checked by visiting www.tax.service.gov.uk/business-rates-find/search.

LEASE DETAILS

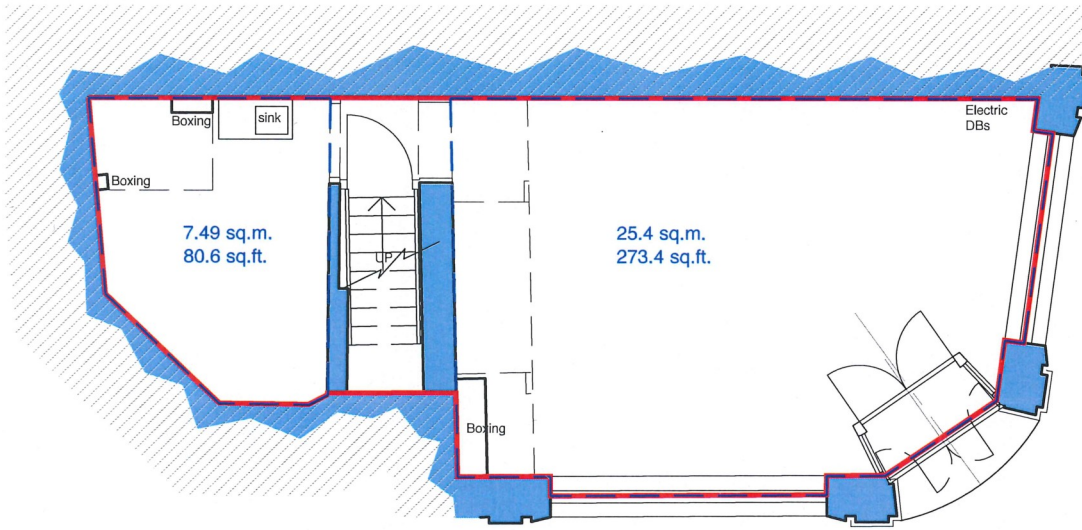
The unit is available to let on a new lease with the Tenant directly responsible for the interior, plate glass and external paintwork. In addition the Tenant is responsible for payment of a service charge which reflects a proportionate part of the costs incurred by the Landlord in the repair and maintenance of the building of which the unit forms part. Building insurance (under a normal Landlord's policy) is maintained by the Landlord and the premium is recovered from the Tenant in a similar way.

Each party will be responsible for its own legal fees in the matter.

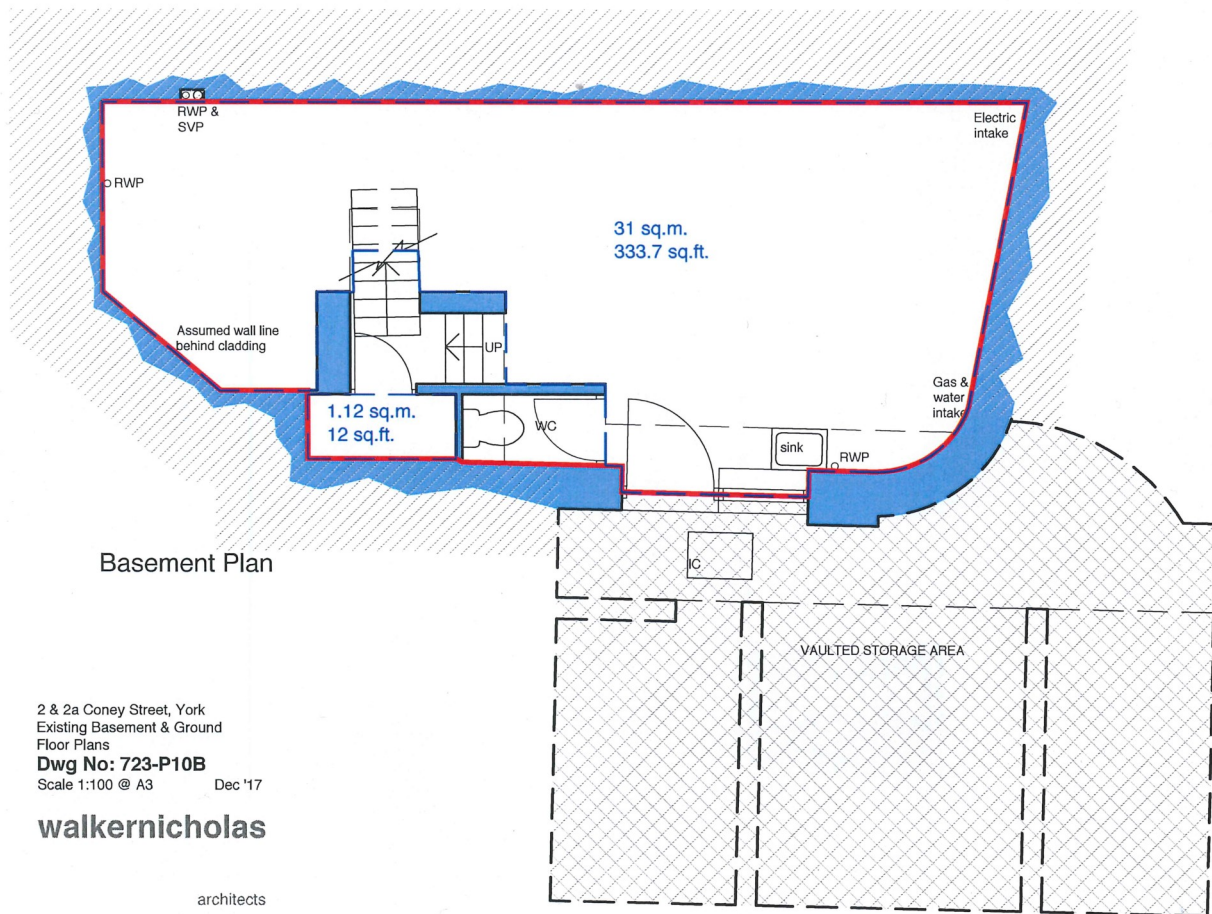
ENERGY PERFORMANCE CERTIFICATE

As this property is a listed building an Energy Performance Certificate is not being made available.

FLOOR PLANS



Ground Floor Plan



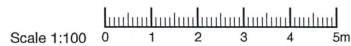
Basement Plan

2 & 2a Coney Street, York
 Existing Basement & Ground
 Floor Plans
Dwg No: 723-P10B
 Scale 1:100 @ A3 Dec '17

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STREETSCAPES



CORNISH BAKERY
PASTIES ~ SANDWICHES ~
PIZZAS ~ PATISSERIE ~ D

SWAROVSKI

WAREHOUSE

H&B
SINCE
1870

OFFICE



HMV

CONEY STREET

MANGO



E E

Clintons

Paperchase

LUSH
FRESH
HANDMADE
COSMETICS

Krispy Kreme
DOUGHNUTS

THE PERFUME SHOP

Card Factory

Bill's

JOE'S KITCHEN

JESSOPS

HARKERS

ST. HELEN'S SQUARE

Carluccio's

THE IVY

Edinburgh Woollen Mill

Betty's

LOCATION PLAN

York



50 metres

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