
14 CONEY
STREET
& 10 NEW
STREET
Y o r k Y 0 1 9 N A



INVESTMENT SUMMARY

- **York is one of the UK's most attractive cathedral cities**, combining a thriving retail, leisure and tourism economy with a substantial student and resident population.
- Prime leisure investment opportunity in **York city centre**, positioned on Coney Street at its junction with New Street.
- Located within the **heart of York's pedestrianised core**, the property benefits from exceptional footfall and is only a short walk from York Station.
- Grade II listed building.
- Multi-let to two established occupiers.
- **The Drawing Board** have signed a new 15-year lease from January 2025 at a rent of £45,000 per annum, with **Soul Coffee House (t/a Starbucks)** have signed a new 5-year lease from August 2025 at a rent of £88,000 per annum.
- Combined passing rent of **£133,000 per annum**.
- Freehold.
- The property has been elected for VAT.
- Seeking offers in excess of **£1,780,000 (One Million Seven Hundred and Eighty Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 7%**, assuming standard purchasers' costs.

LOCATION

York is an affluent cathedral city and a designated Regional Centre, recognised as one of the UK's most visited historic destinations. The city attracts over 8 million visitors annually, generating in excess of £750 million in annual tourist spend.

Beyond tourism, York benefits from strong underlying demographics, including a catchment population of c.313,000, low unemployment (2.0% – half the national average), and a substantial student base of more than 31,000 full-time students across the University of York and York St John University.

The city supports a retail market turnover of £2.1 billion, forecast to grow at 2.1% per annum to 2029, outperforming the national average. York's retail and leisure core is concentrated around Coney Street, Parliament Street and Stonegate, featuring a mix of national multiples, independent retailers and leisure occupiers.

CONNECTIVITY

York benefits from excellent transport links, enhancing its status as a key regional centre:



Rail: York Station is less than a 10-minute walk from the property, providing high-speed rail services to London King's Cross (c.1 hour 50 minutes), Leeds (c.25 minutes), Manchester (c.1 hour 20 minutes) and Edinburgh (c.2 hours 30 minutes).



Road: The city is easily accessible via the A64, A19 and A59, connecting directly to the A1(M) and wider motorway network.



Air: Leeds Bradford International Airport lies approximately 30 miles to the west, offering flights to key UK and international destinations.

The central location of Coney Street ensures that the property is not only well served by national transport infrastructure but also benefits from strong pedestrian flows within York's historic core, supported by tourism, students and residents.









SITUATION

The property occupies a prime position on Coney Street, one of York's principal pedestrianised retail and leisure destinations, connecting St Helen's Square with Ouse Bridge and the River Ouse.

Coney Street forms part of the city's pedestrianised retail core, ensuring consistently high footfall throughout the day and evening. The street is anchored by a strong mix of occupiers, including national retailers, cafés, restaurants and bars, alongside a growing cluster of independent and regional operators.

The property is prominently positioned at the junction of Coney Street and New Street, benefitting from dual frontage and visibility to both thoroughfares. This location is a short walk from York Minster, The Shambles and the city's historic attractions.

Nearby occupiers include FatFace, Pret A Manger, Boots, Lush and Waterstones, together with a wide range of independent cafés, restaurants and bars, underpinning Coney Street's status as the city's principal leisure and retail destination.



DESCRIPTION

Constructed in the early 1900's the property comprises two buildings of traditional brick construction.

The corner building that predominantly fronts Coney Street is Grade II listed and comprises a former bank building, with original features retained, arranged over basement, ground and second floor, albeit the second floor is accessible only from 10 New Street. The ground floor has retained the double-height ceiling of the original banking hall and currently comprises retail accommodation. Accommodation is configured to provide retail space at the basement and ground floor level, with office accommodation on upper floors.

10 New Street is arranged over basement, ground and two upper floors to provide a bar within the ground, first, and second floors and ancillary accommodation to the basement. There is a lift which provides access to the ground, first and second floors. The basement is accessed through a staircase and is used for storage purposes.



TENURE

The property is held Freehold.

COVENANT

The Drawing Board

The Drawing Board is a locally established hospitality operator, known for offering high-quality food and beverage in a contemporary setting. The business has built a strong reputation within the community, benefiting from a loyal customer base and consistent trading performance. Their covenant strength lies in their established operations and proven trading history, providing investors with a stable and reliable income stream.

THE DRAWING BOARD

Soul Coffee House (East) Limited t/a Starbucks

Soul Coffee House (East) Limited trades as Starbucks under a franchise arrangement with Starbucks Coffee Company. Founded in 1971, Starbucks has grown to become the world's largest coffeehouse chain, operating over 30,000 outlets across more than 80 countries.

Starbucks has established itself as the leading international coffee brand, recognised for its consistent operational standards, extensive product range, and ability to adapt to evolving consumer trends. The business continues to expand its footprint within the UK, where it has a network of over 1,200 stores.



TENANCY SCHEDULE

| Address | Tenant | Floors | Area (Sq m) | Area (Sq ft) | Lease Start | Rent Review | Lease Expiry | Break Option | Rent (p.a.) | Comments |
|-----------------------------------|--|---|---|--|-------------|-------------|--------------|---------------------------|-----------------|---|
| 14 Coney Street | Soul Coffee House (East) Ltd t/a Starbucks | Basement Ground Total | 49.1 200.8 249.9 | 529 2,162 2,691 | 08/08/2025 | | 07/08/2030 | Tenant Only 08/08/2028 | £88,000 | Inside the Act. |
| 14 Coney Street and 10 New Street | Blue Fly (York) Ltd t/a The Drawing Board | Basement Ground First Second Total | 48.8 39.8 85.7 181.9 356.2 | 525 428 922 1,958 3,833 | 23/01/2025 | 23/01/2030 | 22/01/2040 | | £45,000 | Rent currently £40,000 rising to £45,000 in January 2026, which the vendor is topping up. Rent rising to £55,000 on 23/01/2030. |
| | Total | | 606.1 | 6,524 | | | | | £133,000 | |

EPC

The property has an EPC rating of C.

VAT

Value added tax will be applicable to the sale of this property and it is anticipated that the transaction will be treated as a transfer of going concern.

PROPOSAL

Seeking offers in excess of **£1,780,000 (One Million Seven Hundred and Eighty Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of 7%, assuming standard purchasers' costs.

CONTACT

For further information contact the joint agents:

STEPHEN RAINGOLD

+44 (0)7775 647 499

stephenraingold@lewisandpartners.com

JONATHAN ROTH

+44 (0)7951 262 279

jonathanroth@lewisandpartners.com

LP LEWIS & PARTNERS

LEWIS & PARTNERS

One Chapel Place, London, W1G 0BG

Tel: 020 7580 4333

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

LEWIS & PARTNERS LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENT THEY ARE GIVE NOTICE THAT:-

1. These particulars do not constitute any part of the offer for sale or contract for sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Lewis & Partners LLP or the vendors or lessors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. Lewis & Partners LLP have not measured the property and have relied upon clients information. Therefore Lewis & Partners LLP give no warranty as to their correctness or otherwise and the purchasers must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do Lewis & Partners LLP any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of **NOVEMBER 2025**