



Bowcliffe

TO LET
Retail Unit
832 sq ft (77.30 sq m)



*indicative purposes only

4 New Street
York
YO1 8RA



Trinity One, Neptune Street, Leeds, LS9 8AE
Tel. +44 (0)113 2452452

Reg. No. 08336971
Regulated by RICS

LOCATION

The property is situated in a prime position on New Street in the heart of York City centre retail core and within a short walk from York Railway Station. The main bus routes around the City and services to the outer conurbations and all of the main arterial Park & Rides are all in close proximity as well as the national networks to Leeds, Hull, Harrogate, Malton, Bridlington and Selby.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

Surrounding occupiers include Dusk bar, The Drawing Board, All Bar One, Café Nero, Sports Direct, Flannels, Hobbs, Pandora and Superdry.

ACCOMMODATION

The property benefits from having a substantial frontage and provides ground floor retail accommodation comprising the following area:

Ground floor – 832 sq ft (77.30 sq m)

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £40,000 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The floors are listed on the Valuation Office website with a RV of £35,250 per annum.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

EPC

The property has an EPC Rating of C-63. Further information is available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint letting agents, Bowcliffe or Savills:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452 / 07525 237325

Email: mt@bowcliffellp.com

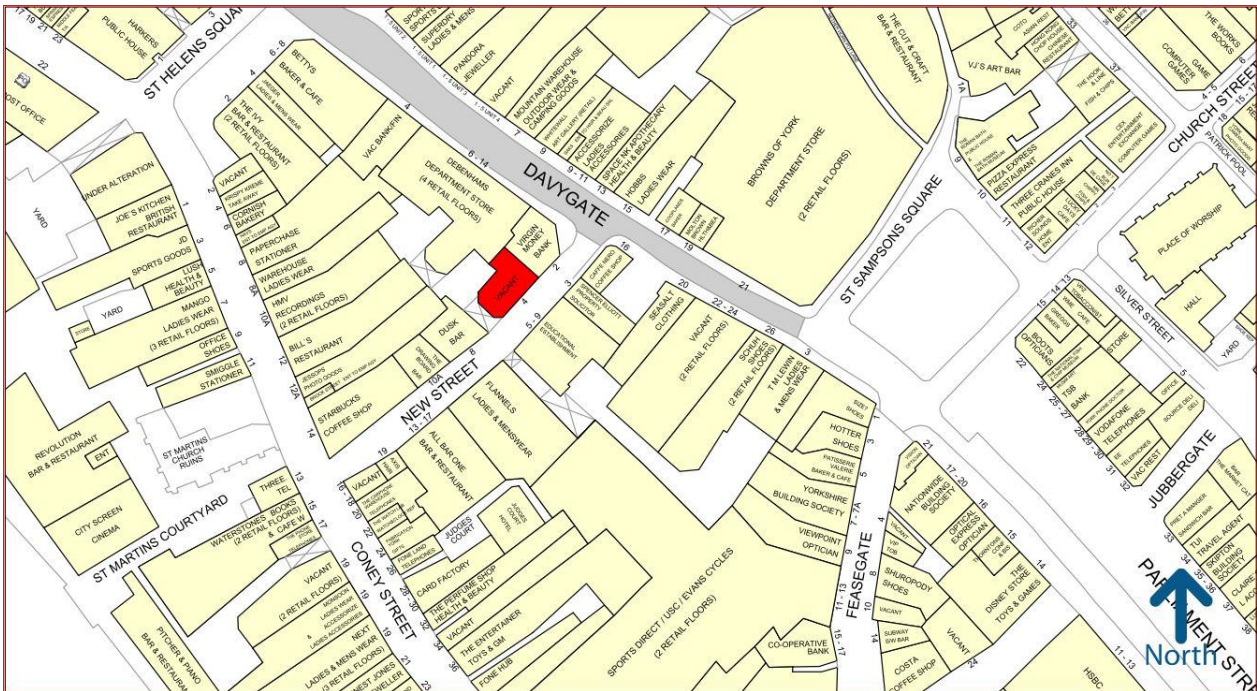
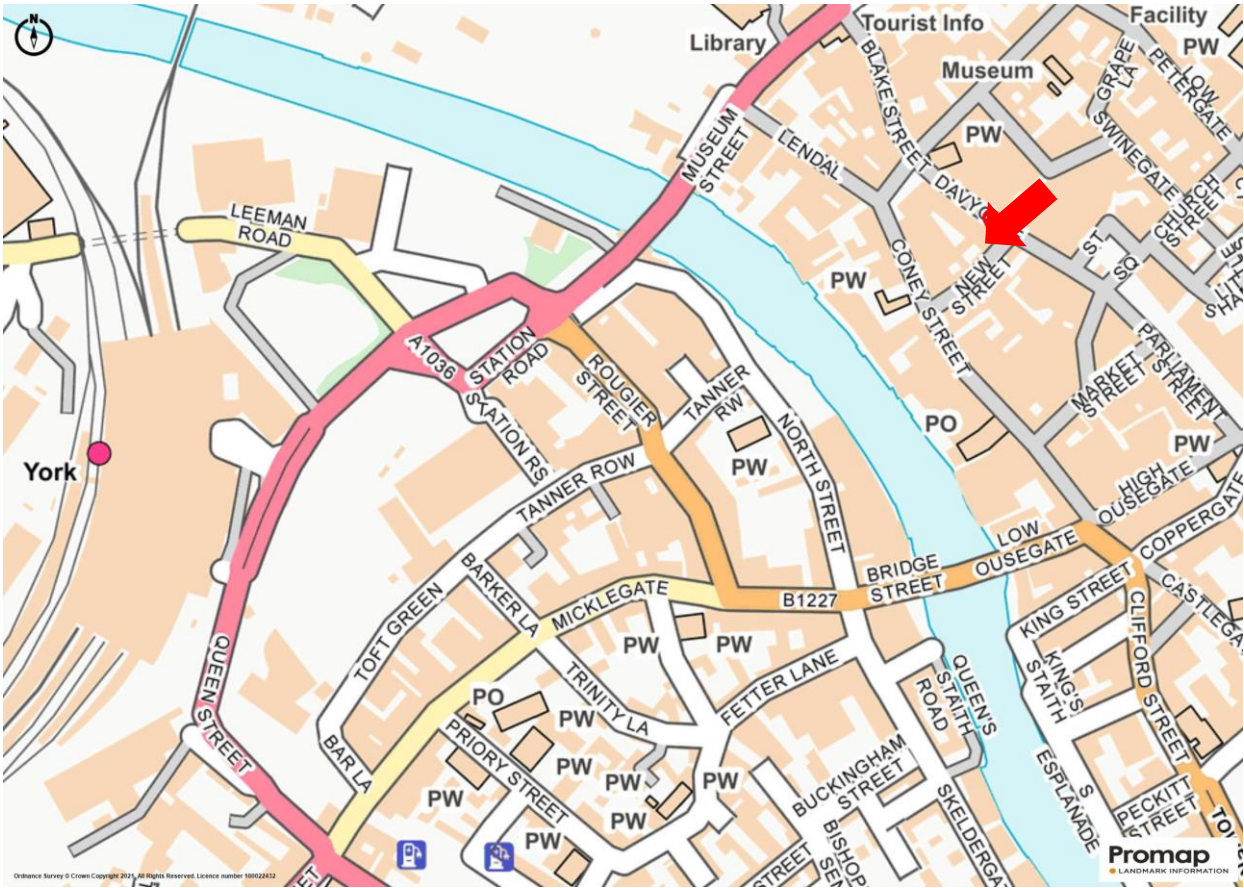
Savills

Contact: Steve Henderson

Tel: 0113 220 1206 / 07870 999618

Email: shenderson@savills.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

