



12 COLLIERGATE YORK YO1 8BP

Refurbished in recent years, a City Centre unit on ground, first and second floors. The existing planning approval covers the current beauty use. Colliergate is a popular secondary street with the well-known Barnitts Department Store and a range of other established businesses. It also forms a busy route into the City from Car Parks/Bus Stops in Stonebow and also from Fossgate with its wide variety of food and drink outlets. The unit's current energy efficiency rating is 'C' (75).

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

**RENTAL REGION:
£17,500 P.A. (EXCL.)**

ACCOMMODATION (Approximate Dimensions)

Ground Floor

Reception/Sales:	3 74 sq.ft.	(34.74 sq.m.) with understairs cupboard and stairs to first floor.
Lobby/W.C.	-	-

First Floor

Landing/Sales/Stock :	420 sq.ft.	(39.01 sq.m.) stairs to second floor
Kitchen (rear):	40 sq.ft.	(03.71 sq.m.)

Second Floor

Landing Area:	124 sq.ft.	(11.51 sq.m.)
Front Office:	73 sq.ft.	(06.78 sq.m.)

Outside Door from rear sales to small enclosed rear yard.

BUSINESS RATES

A Rateable Value of £13,250, used to assess annual business rate liability, will apply from 1st April 2026. To confirm - visit www.gov.uk/find-business-rates. To establish business rates payable, we recommend that interested parties contact City of York Council's Business Rate Section using **T:** 01904-551140 or **E:** business.rates@york.gov.uk. The property is situated within the area covered by York BID (E: info@theyorkbid.com or Tel: 01904 809970).

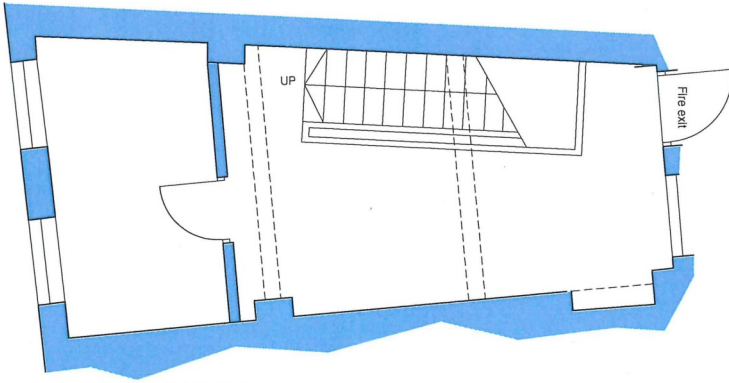
LEASE DETAILS

The unit is available on a new full repairing and insuring lease, the length of which is negotiable (minimum term 5 years). Building reinstatement insurance is maintained by the Landlord and the annual premium paid is recovered from the Tenant. Each Party will be responsible for its own legal costs.

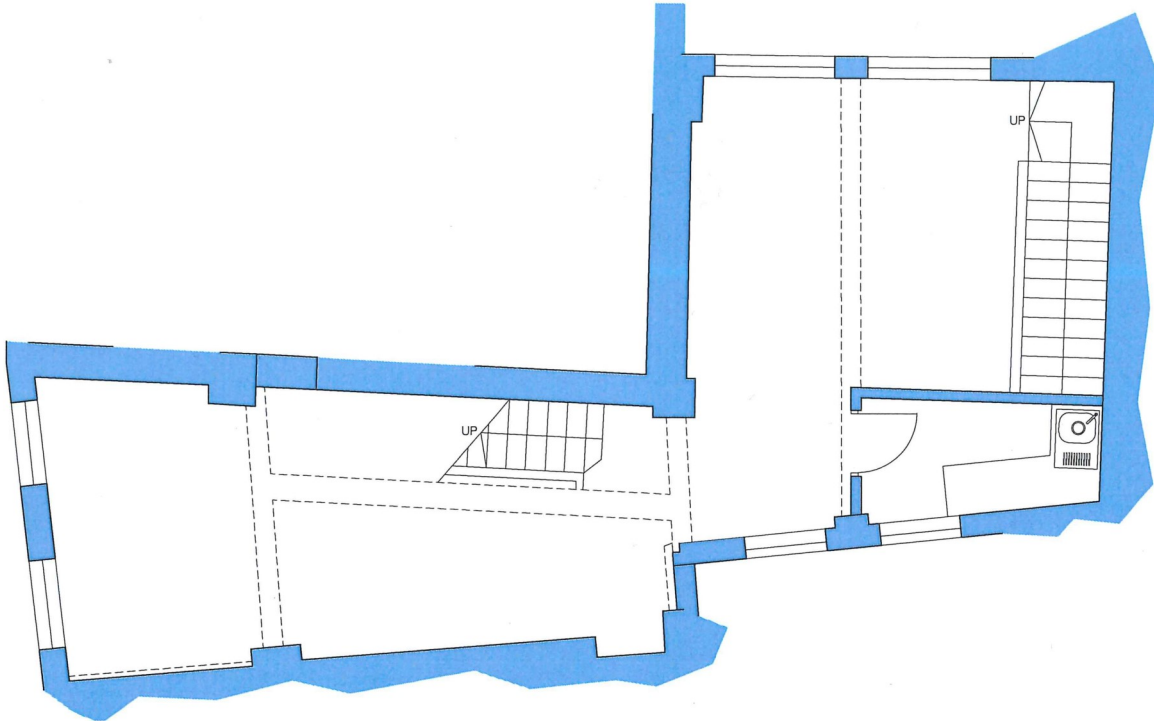
FURTHER INFORMATION

Interested Parties may wish to consider (a) their ability to meet the need for the usual references/financials or, in the case of a new business, a Business Plan and supporting information (further details on request), (b) the length of lease commitment required, and (c) whether the proposed use is one requiring planning approval from City of York Council for a change of use.

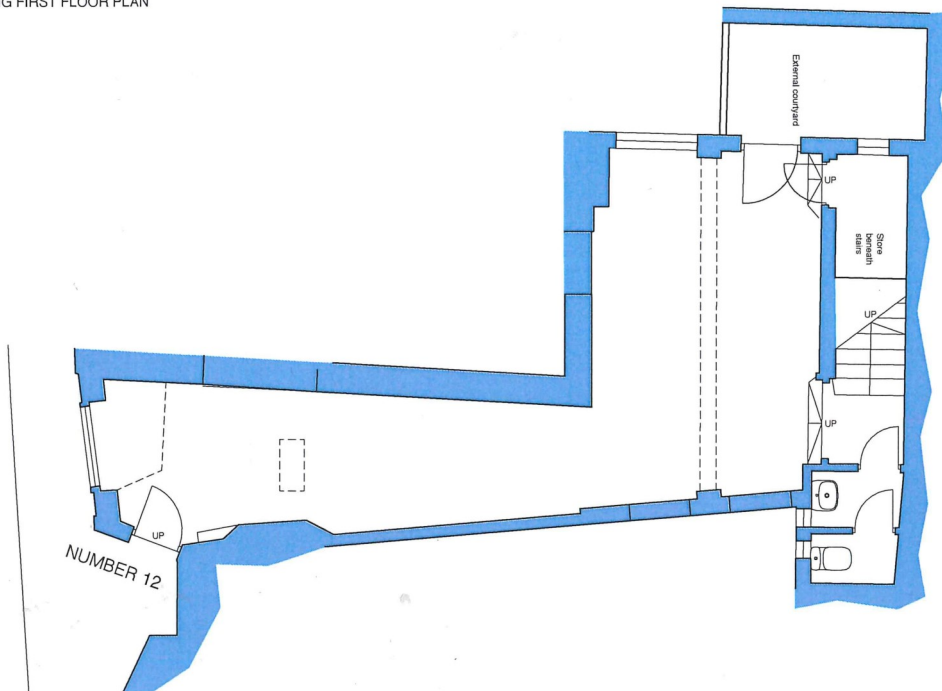
FLOOR PLANS - FOR IDENTIFICATION PURPOSES - NOT TO SCALE



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

INTERNAL PHOTOGRAPHS



STREETSCAPE - COLLIERGATE



VIEWING ARRANGEMENTS

Appointments can be arranged to view the property by contacting the Letting Agents, Blacks Property Consultants, using either **E:** enquiries@blacksproperty.com or **T:** 01904-679733

IMPORTANT NOTICE

These particulars are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. 2. No Employee of Blacks Property Consultants Ltd has any authority to make or give any representation or warranty or enter into any contract. 3. Dimensions are approximate only and descriptions are given without responsibility on the part of the Agents, the Vendors or Lessors. 4. Reference to any equipment including services, installations, machinery, etc., does not constitute a representation of adequacy, efficiency or condition. 5. All references to price or rent exclude V.A.T. which may apply and any offer made or received will be deemed to be exclusive of V.A.T. 6. Dimensions, rating assessments, business rate liability or liability for levies, the occupancy of the subject or neighbouring properties, may from time to time change. 7. Personal inspection and the taking of independent professional advice is essential before entering into a contract. 8. We strongly suggest that the availability of this property or others should be checked before travelling to view.

02-02-2026