

York

35 Coney Street
YO1 9QL



PRIME RETAIL UNIT

York, 35 Coney Street, YO1 9QL

Location

The property is situated in a prime location on Coney Street, the main retailing thoroughfare in York city centre. Nearby retailers include Boots, Sports Direct, TG Jones, Zara, H&M and Holland & Barrett.

Accommodation

The property is arranged over ground and basement floors and comprises the following approximate dimensions and net internal areas:

Internal Width:	16ft 10"	5.2m
Built Depth:	120ft 7"	36.7m

Ground Floor :	1,926sq.ft	179m ²
Basement:	980sq.ft	91m ²

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£80,000pax

Rates 2025/26

Rateable Value	£73,500
UBR (2025/26)	£0.555

Interested parties are requested to make their own enquiries with the local authority.

EPC

An Energy Performance Certificate for the property is available on request.

Legal Costs

Each party to bear their own legal costs

Anti-Money Laundering

TWKeil are obliged to verify the identity of proposed tenants. An AML form will need to be completed by proposed tenants once Heads of Terms have been agreed.

Contact

Dan Walker MRICS

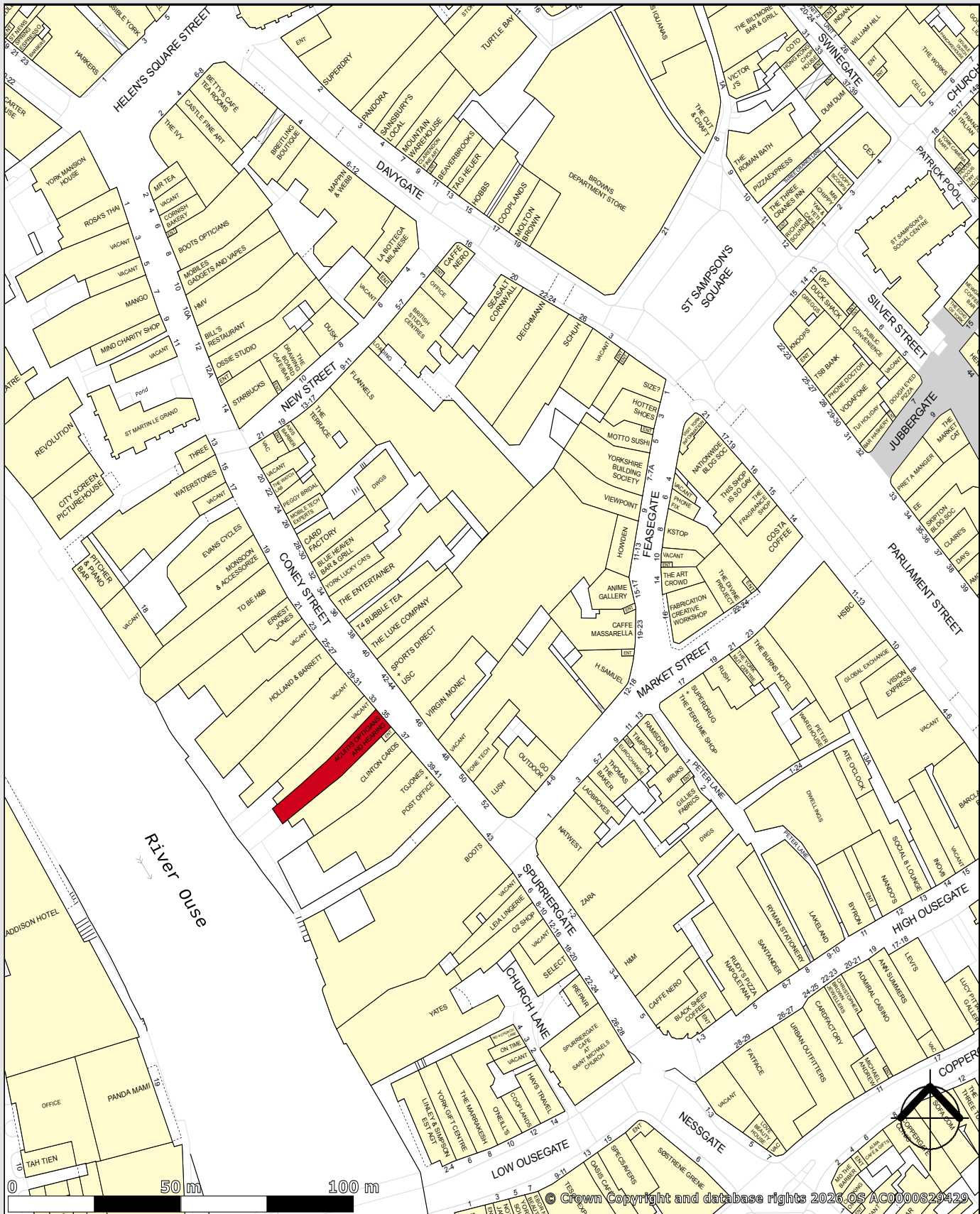
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Or Joint Agent

Tom Limbert - Central Retail





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Plotted Scale - 1:1,000

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