



NEWNS WEBSTER
PROPERTY CONSULTANTS

Tel: 0113 433 0117

Web: newnswebster.com



YORK

11 MUSEUM STREET

PROMINENT SHOP

TO LET

LOCATION

York is one of the UK's major tourist destinations, ranked second only to London, with attractions including The National Railway Museum, York Minster and The Yorvik Museum.

The subject property occupies a prominent position on Museum Street in close proximity to York Minster and the established retail pitches of Coney Street, Davygate and Stonegate.

ACCOMMODATION

The property has the following approximate areas :

Ground floor : 488 sq ft (45.34 sq m)
First floor : 378 sq ft (35.12 sq m)

Interested parties must satisfy themselves as to the accuracy of these figures.

RENT

£30,000 per annum exclusive.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

The current service charge is £973 plus VAT

BUSINESS RATES

Rateable Value : £20,000

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C (64).

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

VAT

All prices/rents are quoted exclusive of VAT

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, potential tenants will be required to provide proof of identity once terms have been agreed.

VIEWING & FURTHER INFORMATION

Please contact Newns Webster on 0113 433 0117.

SUBJECT TO CONTRACT & VACANT POSSESSION

Contact:

Jonathan Newns

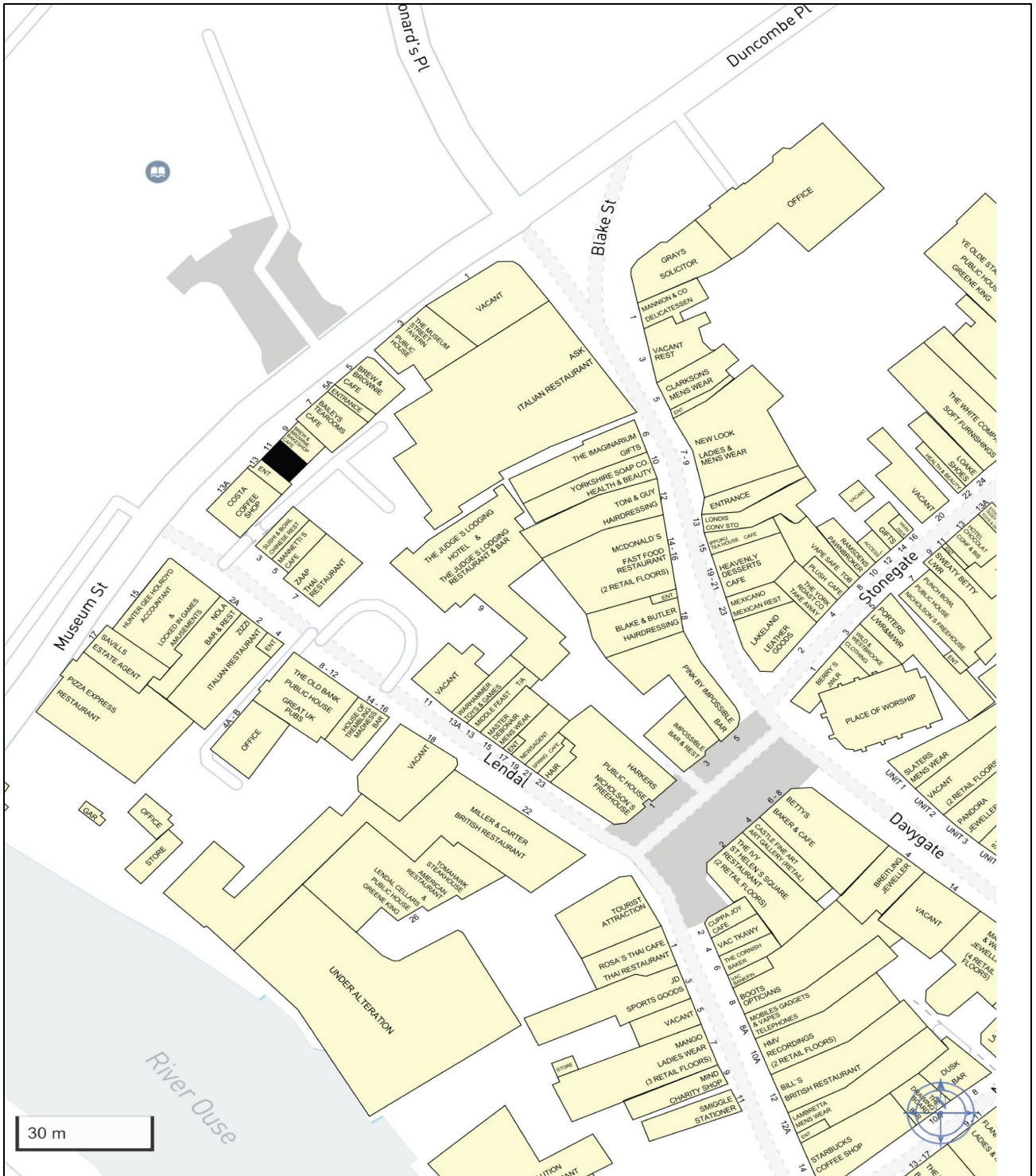
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