

TO LET

FIRST & SECOND FLOOR - OFFICES / LEISURE - TO LET

YORK

1st and 2nd Floor, 4 New Street, YO1 8RA



Key Highlights

- The unit occupies the first and second floors of 4 New Street, a prime position in the heart of York's retail core. New Street is home to a number of leisure operators including **Dusk Bar**, **The Drawing Board** and **All Bar One**, as well as **Flannels**.
- At either end of New Street are Davygate and Coney Street; the prime retail pitches in York, home to **Hobbs**, **Superdry** and **Pandora** on the former, and **Sports Direct**, **Waterstones** and **JD Sports** on the latter.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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The property is arranged over first and second floors, providing the following approximate floor area:

First Floor:	2,016 sq ft	187.3 sq m
Second Floor:	1,964 sq ft	182.5 sq m

- May let floor separately

£40,000

The premises are available on a new effective fully repairing and insuring lease on terms to be agreed.

Rateable Value: £31,000
 UBR (2020/2021): £0.49
 Rates Payable: £15,469 pa
 (Interested parties are advised to make enquiries with the Local Authority.)

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Available on application

C-71

Viewing strictly by prior arrangement only with Savills.



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