

**Lot 17, H Samuel, 12-18 Market Street, York,**

**North Yorkshire YO1 8ST**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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### Property Information

#### City Centre Retail Investment

- Let to Signet Trading Limited (t/a H.Samuel) Until 2029 (no breaks)
- Prominent Pedestrianised City Centre Retail Unit.
- Historic and Attractive University City
- Adjacent Unit to be 64 bed Hotel and Hard Rock Café (Subject to current Planning Application)
- 100m South West of Shambles Market and 150m North West of The Coppergate Shopping Centre
- Neighbouring Occupiers include Marks and Spencer, Superdrug, Boots, H&M, Zara, Nando's and Urban Outfitters

**Lot**  
17

**Auction**  
2nd November 2023

**Rent**  
£80,000 per Annum Exclusive

**Status**  
Available

**Sector**  
High Street Retail

**Auction Venue**  
Live Streamed Auction

#### Location

**Miles** 19 miles east of Harrogate, 24 miles north-east of Leeds, 55 miles north-east of Manchester

**Roads** A19, A59, A64, A1237, A1(M)

**Rail** York Railway Station

**Air** Leeds Bradford International Airport

#### Situation

York is an attractive University and historic Cathedral City in North Yorkshire. York is home to the prestigious York University and is a highly popular city for tourism attracting tourists from around the world with its famous minster and medieval architecture.

The property is prominently located in the City Centre at the pedestrianised junction of Market Street and Feasegate, with the historic outdoor Shambles Market 100m north-east and The Coppergate Shopping Centre 150m south-east. Other neighbouring occupiers include Marks and Spencer, Superdrug, Boots, H&M, Zara, Nando's and Urban Outfitters.

The adjacent property formerly occupied by TK Maxx is subject to a planning application for the 64 bedroom hotel and leisure until for Hard Rock Café. See <https://yorkmix.com/revealed-how-yorks-hard-rock-cafe-and-64-bedroom-hotel-will-look/>

#### Tenure

Virtual Freehold. Held for a term of 999 years from completion of sale at a fixed rent of one peppercorn per annum exclusive.

#### EPC

Band D

#### Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the part-first floor and benefits from a significant retail frontage to Feasegate and Market Street.

The property forms part of a larger attractive building which is not being offered as part of the sale.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground Part-First	Retail Ancillary	154.09 13.26	(1,659) (143)	Signet Trading Limited (crn: 03768979)(t/a H.Samuel) (2)	10 years from 30/10/2019	£80,000	(29/10/2029)
<b>Total Approximate Floor Area</b>		<b>167.35</b>	<b>(1,802)</b>			<b>£80,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) For the year ended 29/01/2022 Signet Trading Limited (crn: 03768979) recorded a turnover of £359,976,000, a pre-tax profit of negative £50,898,000 and a net worth of £193,776,000 (Northrow 11/10/2023). H.Samuel is one of the UK's largest high street jeweller and operates from 300 stores nationwide ([www.hsamuel.co.uk](http://www.hsamuel.co.uk))



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## Contacts

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September 2020