

Lot 18

£123,000 Per Annum
Exclusive

32 Coney Street, York, North Yorkshire. YO1 9ND Freehold Retail Investment



Key Details

- Let to The Perfume Shop Limited
- Historic Cathedral City with two established Universities
- Prime retail position in the heart of the city centre
- Neighbouring occupiers include Sports direct, Starbucks, Next, Waterstones, Holland & Barrett, EE, Boots, WH Smith and Natwest

On Behalf of



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 historic Cathedral City with two established universities. The property is prominently located in the heart of the city centre in a prime retail position on the east side of the busy Coney Street. Neighbouring occupiers include Sports direct, Starbucks, Next, Waterstones, Holland & Barrett, EE, Boots, WH Smith and Natwest.

Description

The property an attractive Grade 2 listed building, comprises retail accommodation on the ground floor, ancillary accommodation in the basement, first, second and third floors and a fourth floor and attic.

The property may be suitable for Residential conversion of the upper parts, subject to consents.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week completion

Energy Performance Certificate

Not Applicable for Listed buildings.

Note

The adjacent unit, 34 Coney Street is lot 25 in this Auction

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Basement	Ancillary	not measured	THE PERFUME SHOP LIMITED	10 years from 07/11/2011 on a full repairing and insuring lease	£123,000	06/11/2021
Ground	Retail	101.46 sq m (1,093 sq ft)				
First	Ancillary	60.62 sq m (652 sq ft)	(1)			
Second	Ancillary	56.00 sq m (598 sq ft)				
Third	Ancillary	not measured				
Fourth	Not used	not measured				
Totals		218.08 sq m (2,343 sq ft)			£123,000	

(1) For the year ending 28th December 2019, The Perfume Shop Limited reported a turnover of £217,221,000, a pre tax profit of £9,379,000 and shareholders funds of £15,494,000 (Source: NorthRow 02/03/2021).



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