

Lot 25

Vacant Possession

34 Coney Street, York, North Yorkshire YO1 9ND

Freehold Retail Opportunity with Residential Redevelopment potential (1)



Key Details

- Historic Cathedral City with two established Universities
- Prime retail position in the heart of the City Centre
- (1) Residential Redevelopment Potential (Subject to Consents)
- 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 is an attractive Grade 2 listed building and comprises retail accommodation on the ground floor, ancillary accommodation on the basement, first, second and third floors and a fourth floor.

The property may benefit from residential redevelopment potential, subject to consent.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

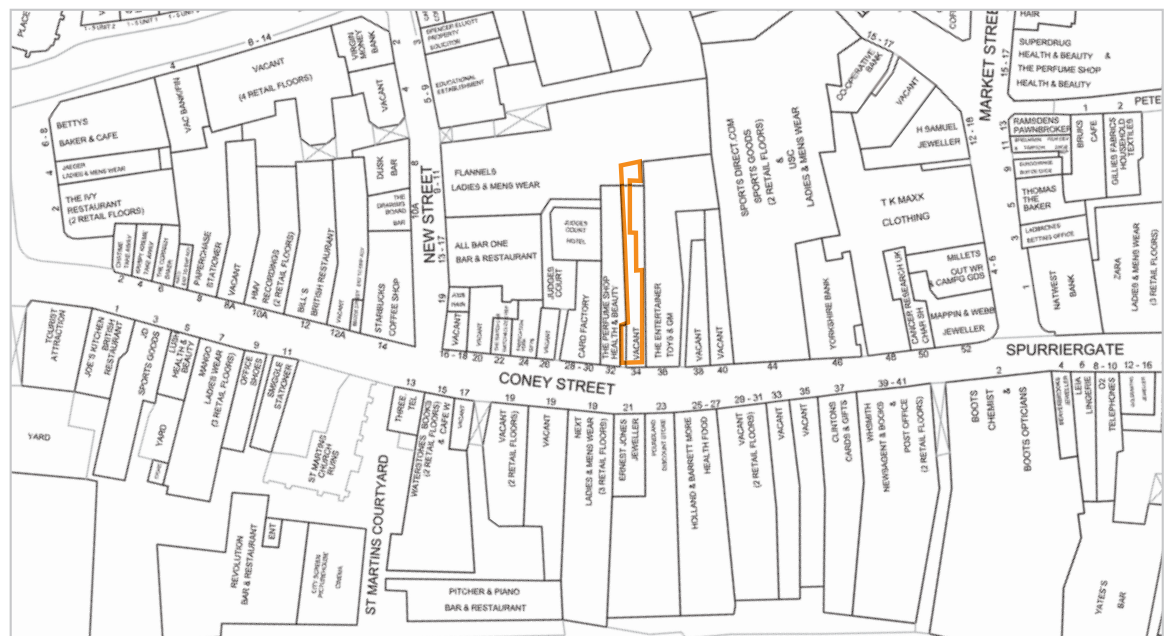
Band E. See legal pack.

Note

The adjacent unit, 32 Coney Street is lot 18 in this Auction

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Basement	Ancillary	66.43 sq m (715 sq ft)	VACANT
Ground	Retail	65.03 sq m (700 sq ft)	POSSESSION
First	Ancillary	67.35 sq m (725 sq ft)	
Second	Ancillary	52.12 sq m (561 sq ft)	
Third	Ancillary	57.14 sq m (615 sq ft)	
Fourth	Not used	15.24 sq m (164 sq ft)	
Total		323.31 sq m (3,480 sq ft)	



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