

Retail/Leisure Units – To Let

2 Cumberland Street/12a King Street, York, YO1 9SW



Location

Situated in central York with frontages on both Cumberland Street and King Street, with the River Ouse running just 30 metres to the West. The area benefits from numerous tourist attractions including Clifford's Tower, York Dungeons, Grand Opera House and the Jorvik Viking Centre. Leisure operators in close proximity include Slug & Lettuce, Prezzo, Nando's, Yates and the Hilton Hotel.

Description

The units occupy the ground floor of an attractive double fronted premises just off Clifford Street. The property is currently divided into two units, with the ability to remove the division and let to a single occupier.

Accommodation

We are advised that the Gross internal area for both units combined is c.4,400 sqft

Planning

We are advised the units currently benefit from A4 (drinking establishment) planning consent. Under Permitted Development the units would be suitable for A1, A2 and A3 uses subject to Landlord's consent.

Terms

Our client is seeking rental offers in the region of £75,000 per annum exclusive for the combined units. Considerations will be made to operators wishing to not occupy the whole of the combined units.

Rates

We are advised the units are individually assessed and have the following Rateable Values:

2 Cumberland Street -	£52,500
12a King Street -	£27,000

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable

Viewing

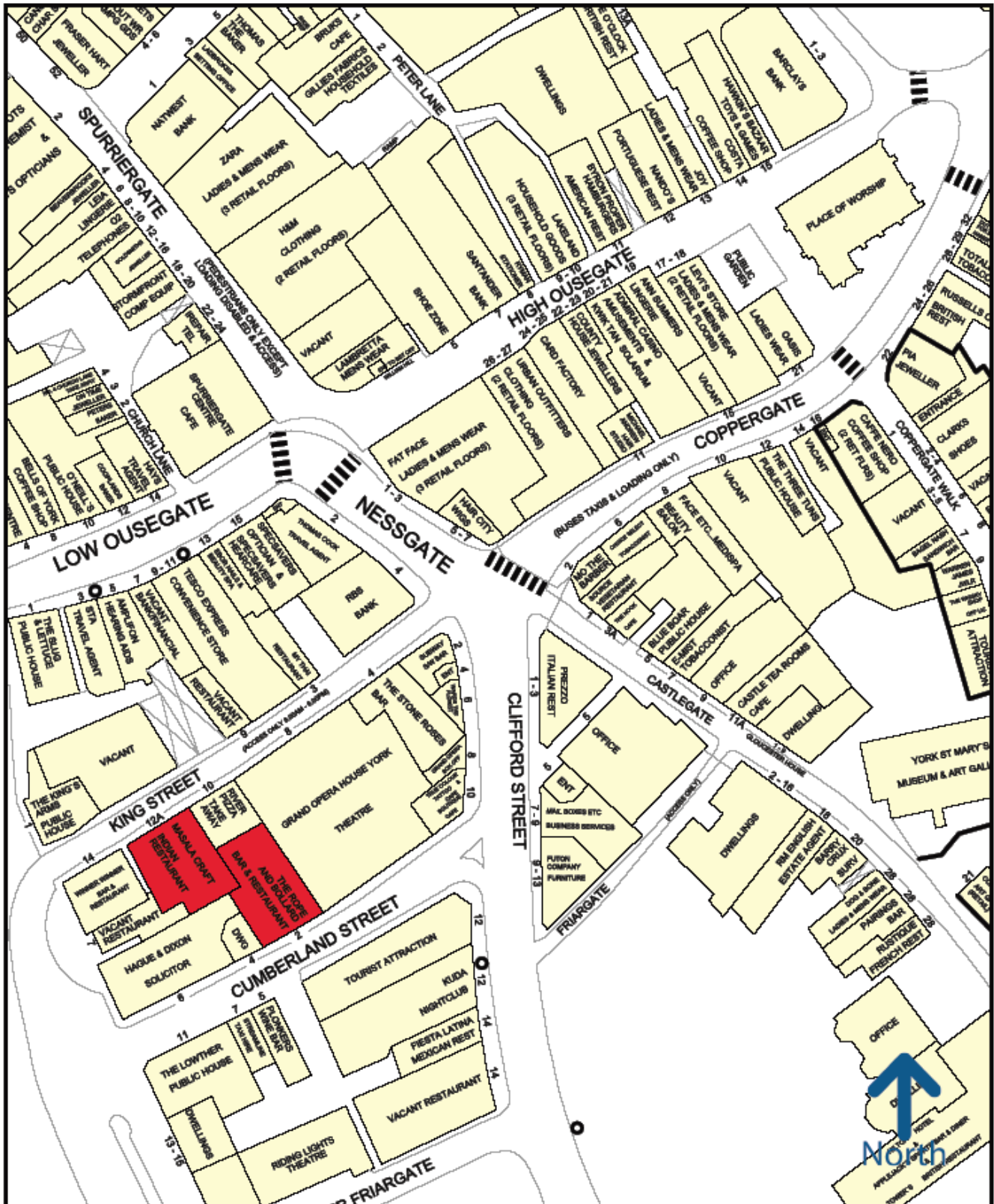
Strictly by appointment through the sole letting agents.

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Pudney Shuttleworth
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