

# SHOP TO LET

**GROUND & FIRST FLOOR RETAIL  
with ANCILLARY STORAGE**

**HIGH FOOTFALL**



**22 COLLIERGATE  
YORK  
YO1 8BW**

## LOCATION

The premises are located on Colliergate connecting Kings Square to Pavement. Colliergate benefits from high footfall of both shoppers and tourists offering a varied mix of retailers and being immediately adjacent to the long established and well-known retailer Barnitts which has traded in the City for over 100 years. Please see location plan.

## DESCRIPTION

The property comprises a Grade 11 Listed building offering retail accommodation over the ground & first floors with ancillary storage at second floor level. WC & a small kitchen area are located at ground floor level.

## ACCOMMODATION

Ground floor - 645 sq ft  
First floor - 556 sq ft  
Second floor - 665 sq ft  
**Total - 1,866 sq ft**

## TERMS

The premises are available by way of a new lease for a term of years to be agreed at an initial rent of £29,750 per annum exclusive.

## RATES

Yet to be separately assessed.

## SERVICE

Mains electricity & water.

## VAT

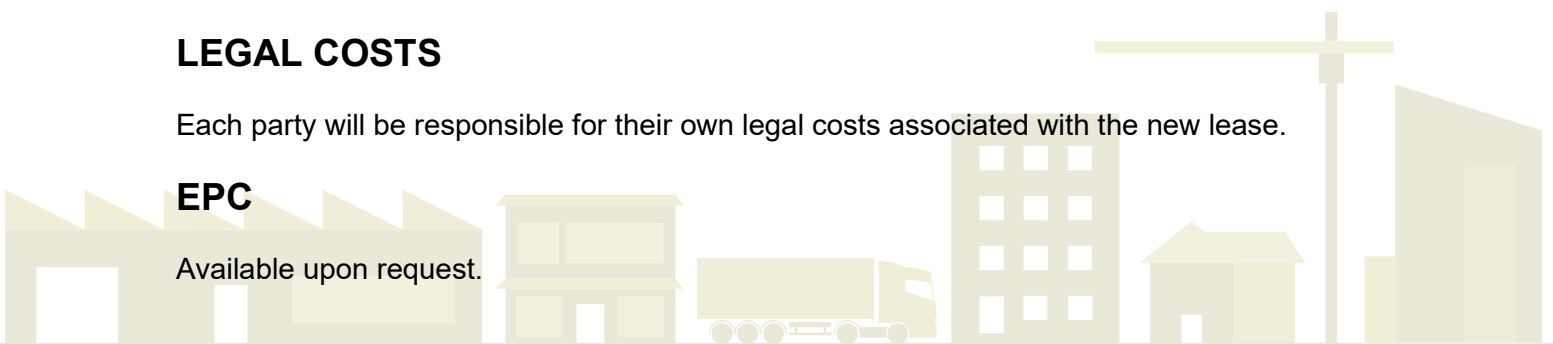
All costs are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs associated with the new lease.

## EPC

Available upon request.



## FURTHER INFORMATION / VIEWING

**CARTER TOWLER**  
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**FIRST FLOOR RETAIL SPACE**



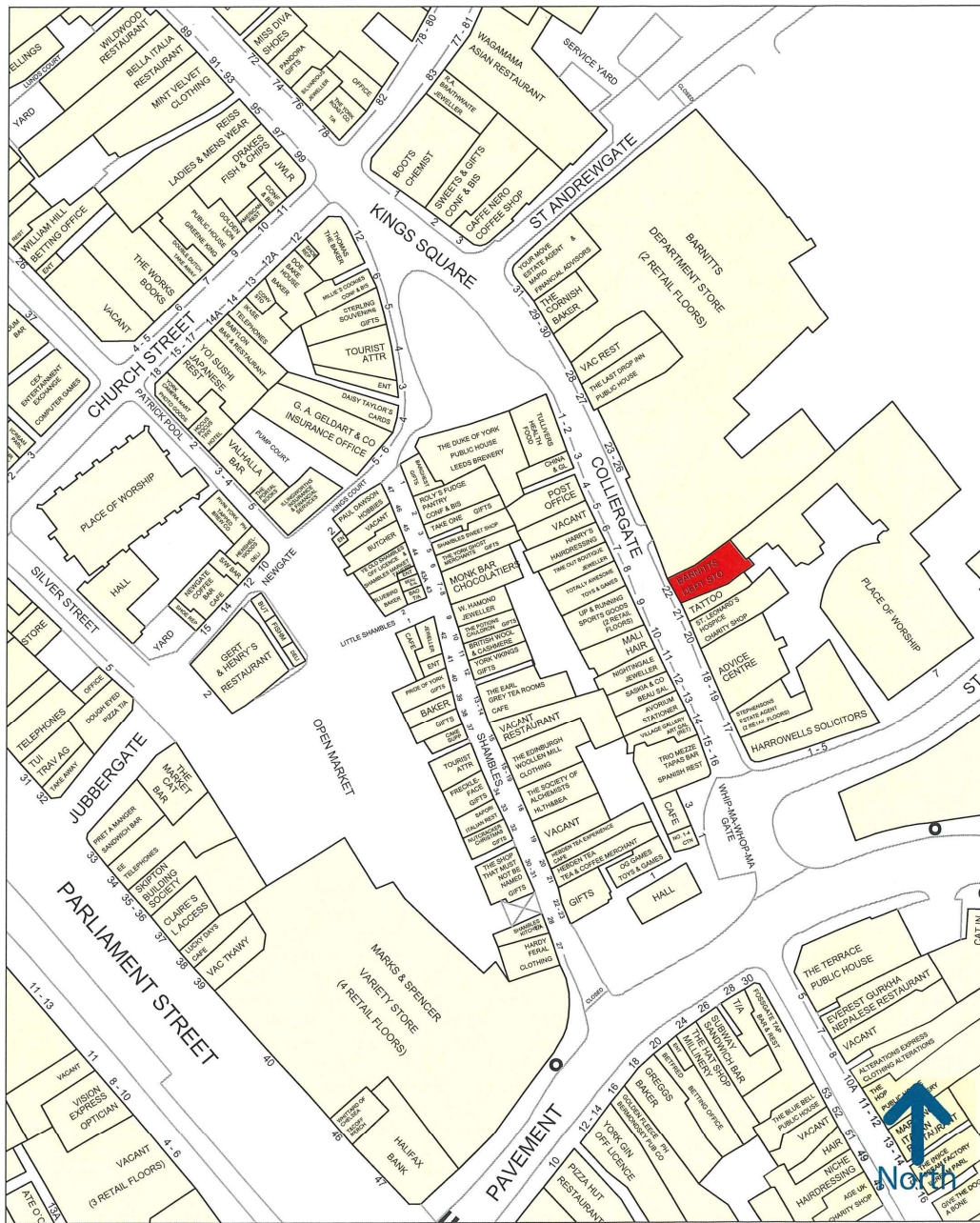


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York



Experian Goad Plan Created: 05/01/2024

50 metres

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