



YORK

35 Stonegate

YO1 8AW

LEASE FOR SALE
Prominent Retail Unit
Location adjacent to Rohan



OLIVER BONAS

Location

The unit occupies a prominent position on Stonegate in York, adjacent to Rohan and in close proximity to major tourist attractions such as York Minster.

Other nearby occupiers include Berrys Jewellers, White Stuff, Sweaty Betty and the Botanist.

Accommodation

The premises is arranged over the ground, basement, first, second and third floors, with an additional roof terrace, and comprises the following approximate net internal floor areas:

Ground Floor	84.88 sqm (913 sq ft.)
Basement	25.96 sqm (279 sq ft.)
First Floor	49.21 sqm (536 sq ft.)
Second Floor	40.62 sqm (437 sq ft.)
Third Floor	18.27 sqm (196 sq ft.)

Tenure

The Property is held by way of a 10 year lease to expire on 28/2/2026. The property is held on a full repairing and insuring basis and is available by way of assignment of the existing lease. A sub – lease may be considered subject to covenant strength and Landlord's Consent.

Rent

The Passing rent is £92,500 pa exclusive of rates and all other outgoings.

Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

£48,000

Prospective tenants are advised to confirm any rating liability directly with the Local Authority

Use

The property benefits from Use E of the Town & Country Planning (Use Classes) Order 1987.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction. Each party to discharge half of the Landlord's costs incurred in the transaction.

EPC

An EPC certificate is available on request.

[Colliers.com/uk/retail](https://colliers.com/uk/retail)

Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

Callum Robinson

+44 7713 697 303
callum.robinson2@colliers.com

Tom Cullen

+44 7795 010208
tom.cullen@colliers.com



