



# 3 ST MARY'S SQUARE

Coppergate Shopping Centre, York, YO1 9NY

York Retail Premises To Let - Subject to Vacant Possession - Basement, Ground and First Floor - Ability to Split



## PROPERTY HIGHLIGHTS

- Prominent frontages into St Mary's Square and onto Piccadilly
- Located in between Primark and Fenwick within the Coppergate Shopping Centre
- Close proximity to the entrance of Piccadilly multi-storey car park above (300 spaces)
- Excellent potential to split across all levels and from both frontages
- Designated loading bay and service area with goods lift serving all levels
- Located in the centre of an abundance of existing and pipeline residential and hotel development activity



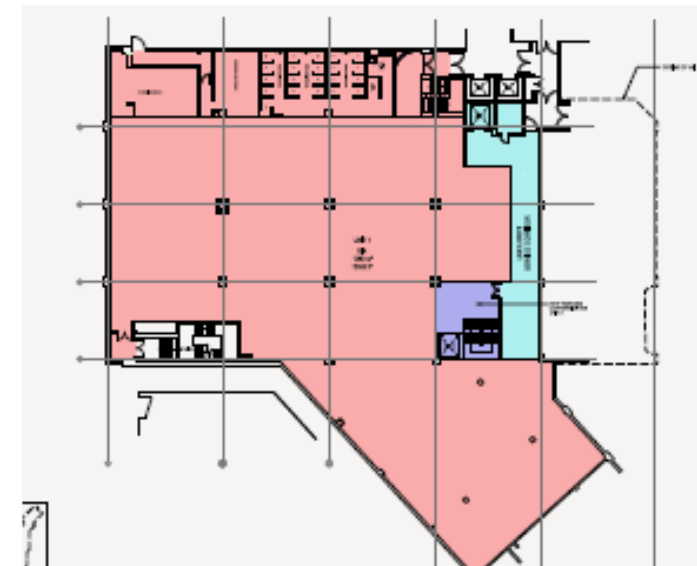
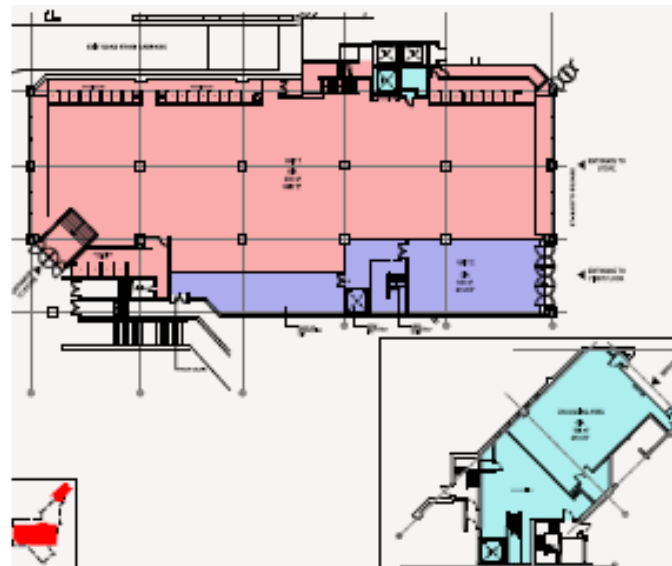
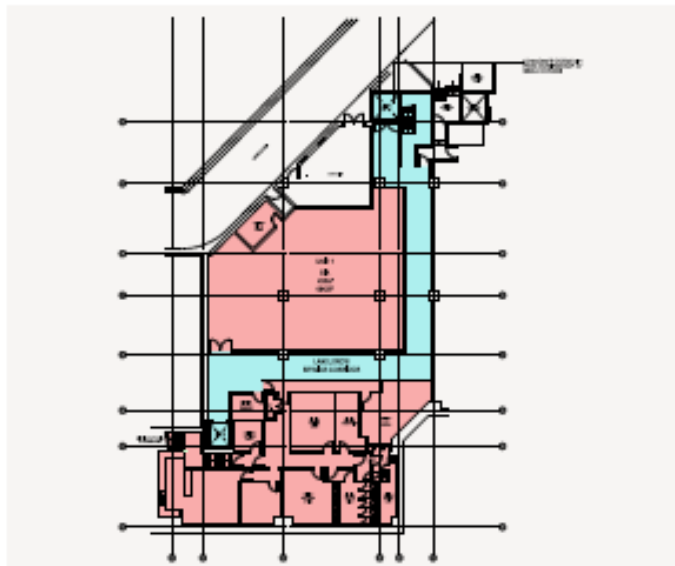
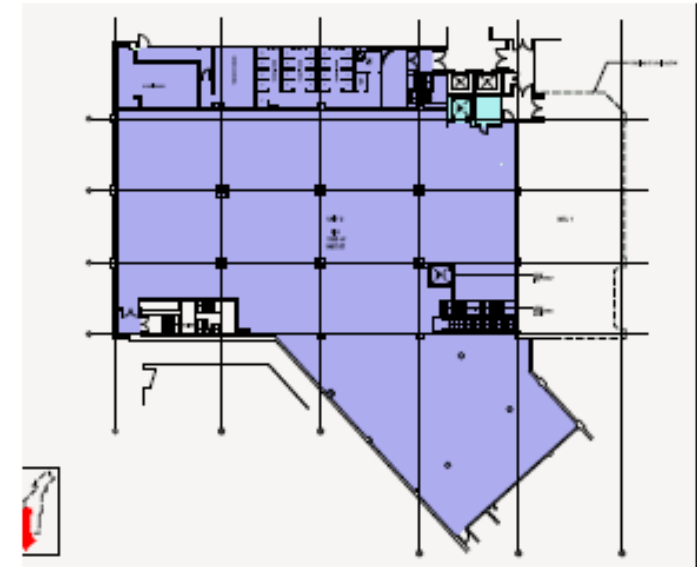
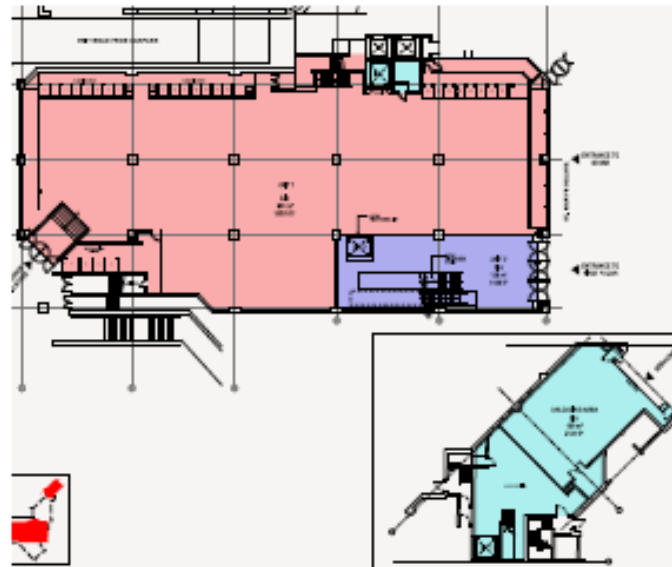
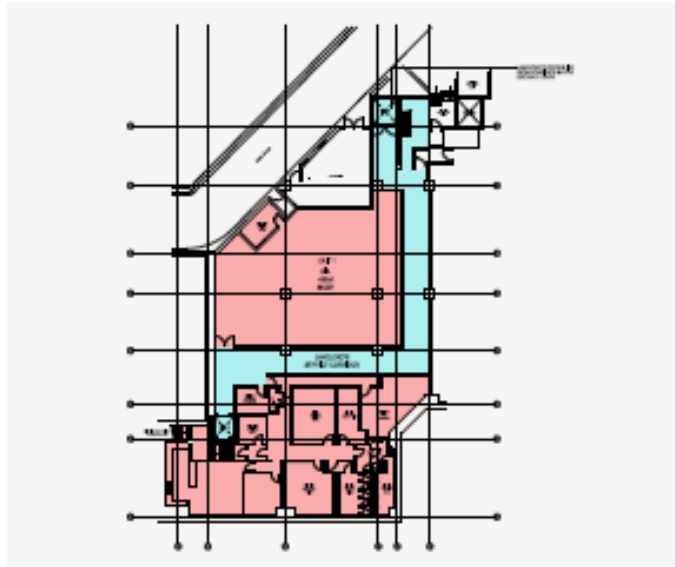
## ACCOMMODATION

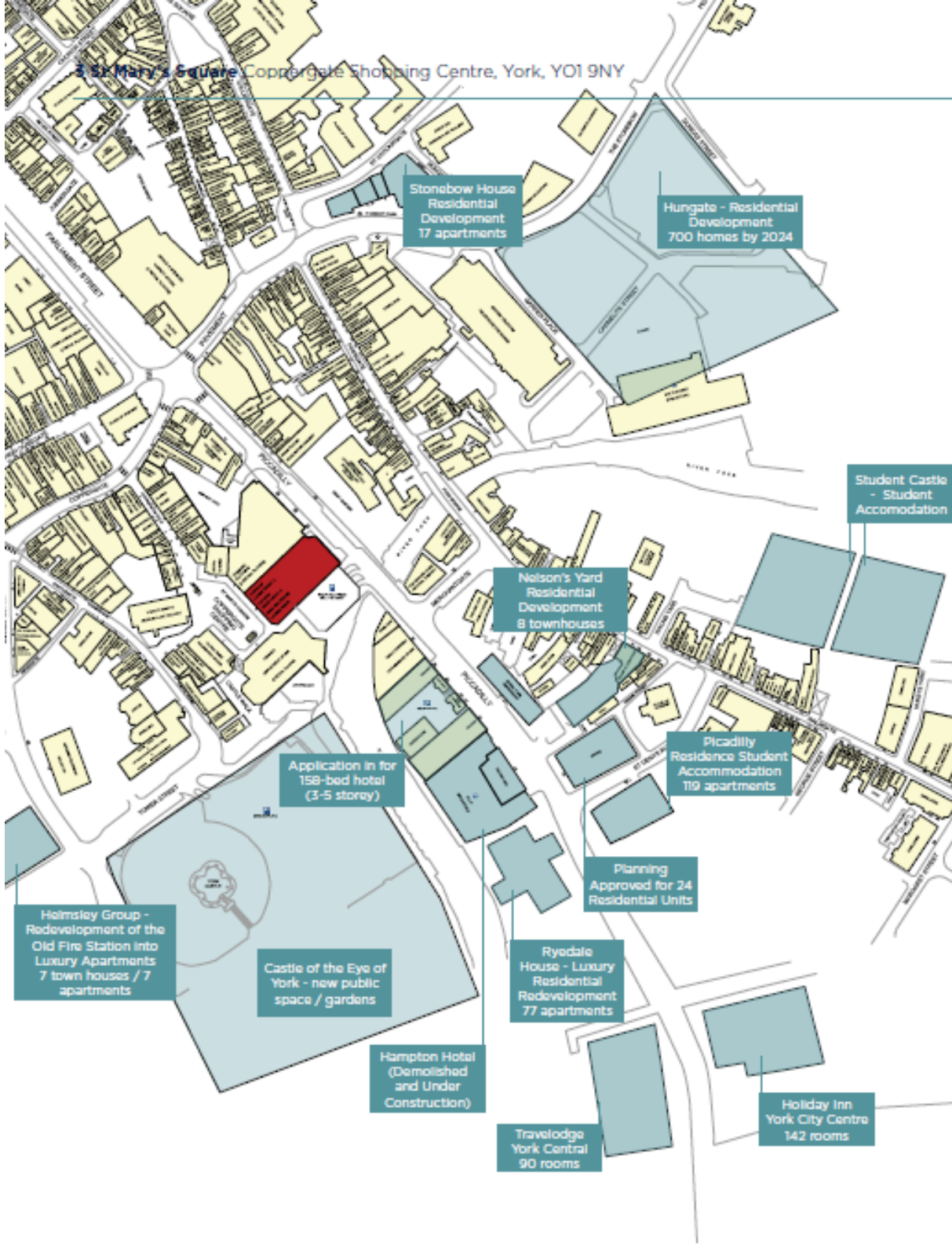
### AREAS (NIA)

Basement	7,438 sq ft / 691 sq m
Ground Floor	14,075 sq ft / 1,308 sq m
First Floor	15,510 sq ft / 1,441 sq m

The property has the potential to be split to match occupier requirements. Access can be provided to both Basement and First Floors in isolation from both St Mary's Square and Piccadilly frontages.

## SPLIT OPTIONS





## TERMS

On Application

## RATES

We are verbally advised by the local authority the premises have been assessed for rating purposes, in its existing configuration, as follows:

Rateable Value: £620,000

UBR (2019/20): 54.0p

Rates Payable: £334,800

Interested parties are advised to verify the above with the local authority.

## EPC

Available upon request

## CONTACT

For further information please contact:

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