



YORK – 22/23 PARLIAMENT STREET

Prominent Retail Investment let to Boots Opticians Professional Services Limited

AREAS

Ground floor sales	1,118 sq ft
Ground floor ITZA	813 units
First floor sales	580 sq ft
Second floor ancillary	328 sq ft
Second floor (unused)	286 sq ft
Third floor ancillary	401 sq ft
Third floor (unused)	121 sq ft
Basement ancillary	387 sq ft
Basement (unused)	435 sq ft

TENANCY

The entire property is let to Boots Opticians Professional Services Limited (Company No.08778221) by way of a 15 year full repairing and insuring lease from 31 July 2007, subject to 5 yearly upward only rent reviews at a current rental of **£130,000** (one hundred and thirty thousand pounds) p.a.x.

TENURE

The property is held freehold, subject to the tenancy listed above.

VAT

The property was registered for VAT purposes and the transaction was treated as a TOGC.