

# Jockey Lane Retail Centre Monks Cross, York

Proposed Retail Accommodation close to  
Monks Cross Shopping Park, York

## Retail Unit To Let



**Unit of 1,121 sq m (12,070 sq ft)  
is available (can be sub-divided)**

110,000 sq ft Retail Development Let To 'The Range'  
12,000 sq ft Available

## Retail Unit To Let

# Jockey Lane Retail Centre Monks Cross, York

### DESCRIPTION

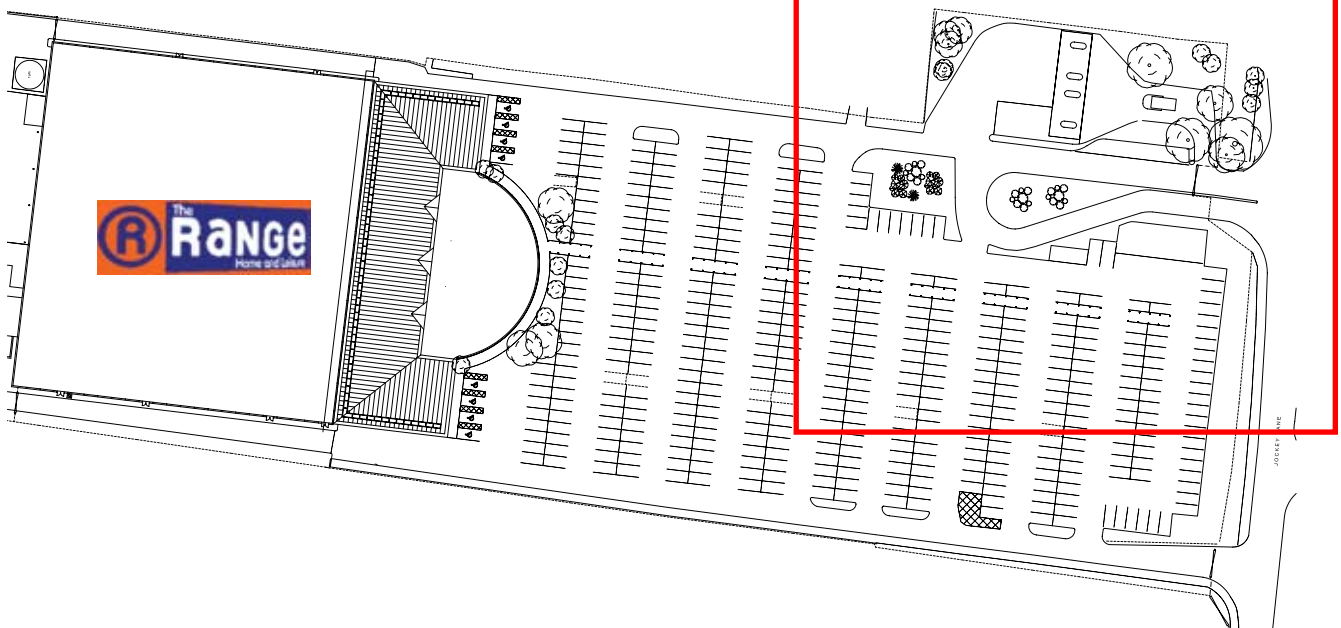
The site is the former petrol filling station site to the original Asda foodstore, which is occupied by The Range.

Our client has remediated the site and can provide retail units to suit occupier size requirements. The unit will be built to a retail warehouse specification and handed over in a shell state. Subject to planning approval, a unit of 12,070 sq ft can be provided and can have servicing either from the side or from the front.

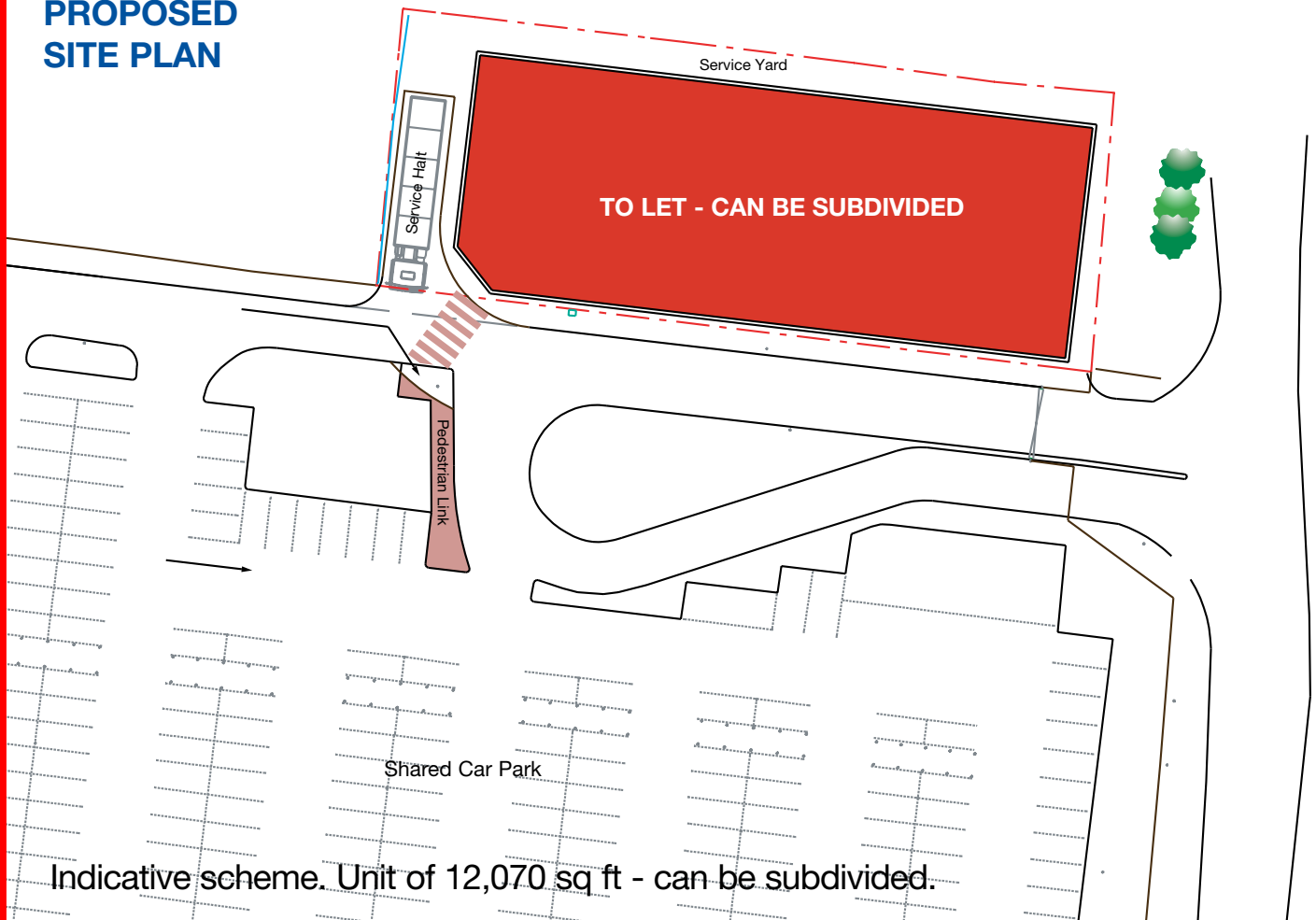
Car parking spaces for this proposed retail scheme will be provided directly opposite the retail unit and within the main car park, to be shared with The Range. Access and egress to the unit will be via the entrance and exit routes to The Range superstore.



### EXISTING PLAN



## PROPOSED SITE PLAN



Indicative scheme. Unit of 12,070 sq ft - can be subdivided.

### TERMS

The unit is being offered by way of new Full Repairing and Insuring Leases for a minimum term of 15 years with upward only rent reviews at the end of each 5th year of the term. Rental - upon application.

### USER

The unit may be used for A1 retail use (subject to planning approval and with a restriction on food retail over 10,000 sq ft GIA). Other complementary commercial uses may be considered, subject to planning approval.

### PLANNING

The overall site (including the Range) benefits from existing planning consent for A1 retail use. The proposed scheme will however be subject to a further planning consent for the layout and proposed uses.

### RATING ASSESSMENT

The unit has not yet been assessed for rating purposes.

### VAT

Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT, and VAT will be added where applicable. Similarly, unless otherwise stated any offer made will be deemed to be exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

# Retail Unit To Let

## Jockey Lane Retail Centre

### Monks Cross, York

#### LOCATION

The Monks Cross area of York is situated some 2 miles north east of York city centre, adjacent to the Huntington district of York, and close to both the York northern outer Ring Road and the A64 (T) and A1237 (T) roads.

Monks Cross is a major shopping destination. In total there is around 500,000 sq ft of retail provision, made up of Monks Cross Shopping Park and two further smaller retail parks, Sainsbury foodstore and an Asda foodstore. In addition, The Range (a variety store retailer) will be opening a major store of around 86,000 sq ft on Jockey Lane, situated some 250 metres west of Monks Cross Shopping Park.

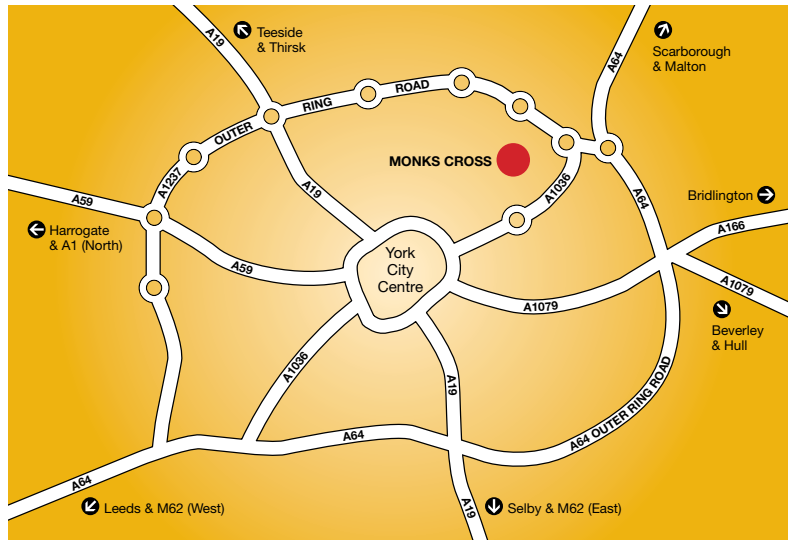
The site is located on Jockey Lane, a road connecting Huntington with the Monks Cross Shopping Park. It is situated to the front of the Jockey Lane Retail Centre, which will shortly include The Range, who will be selling a variety of goods in a 86,000 sq ft store and thus providing a significant draw to this location and the site.

#### VIEWING

For further information or arrangements to view please contact the Letting Agent:

**Michael Pudney**  
E-mail [mp@pudneyshuttleworth.co.uk](mailto:mp@pudneyshuttleworth.co.uk).

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