



4 PRIME RETAIL / LEISURE UNITS IN THE HEART OF YORK CITY CENTRE

St Martin's Yard, Coney Street, York, YO1 9NA

- » Phase 1 of Helmsley Groups Coney Street **Riverside Redevelopment**
- » **Prime City Centre location** close to St Helens Square with iconic neighbours including The Ivy and Bettys famous Yorkshire Café Tea Rooms
- » South facing riverside accommodation with **stunning terraces** overlooking the river Ouse
- » **Enticing new Snickleway** linking Coney Street with the riverside
- » Attractive pedestrianised walkways and public space.



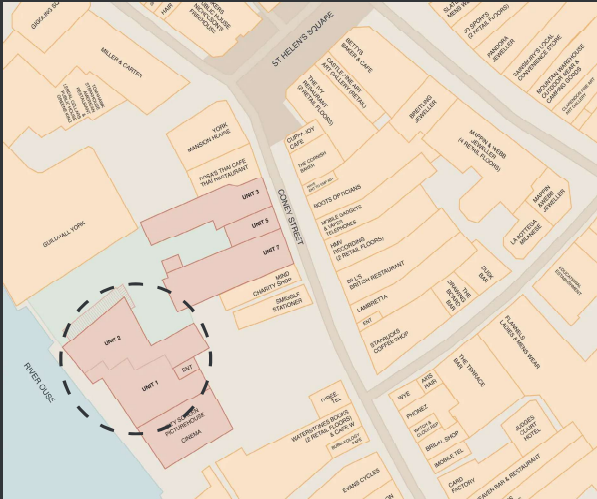
UNITS 1 & 2 - LEISURE OPPORTUNITIES

LOCATION

These prime riverside units are located in the heart of York city centre, nestled between the waterfront and prestigious neighbours such as Betty's Tea Room and The Ivy.

The units form part of the highly anticipated Coney Street Riverside regeneration scheme, set to become a key link in York's wider leisure circuit. This transformative development will connect the city's historic core to its picturesque riverside, creating a vibrant destination for dining, entertainment, and culture.

The surrounding area already includes an impressive line-up of established operators, including Bill's Café, Rosa's Thai, Giggling Squid, Miller & Carter, and Tomahawk Steakhouse. Reinforcing its status as one of York's most desirable leisure locations.



DESCRIPTION

St Martin's Yard blends distinctive architectural style with historic character, offering sheltered courtyards, scenic river views, and direct connectivity between the vibrant city centre and the riverside.

Both units offer south-facing river views and will be accessed via the Snickleway ginnel which will be created between Units 5 and 7 on Coney Street.

RENT: On Application

ACCOMMODATION

Both units are arranged over the ground and first floor:

	Ground Floor	First Floor	Total
Unit 1	3,272 sq ft 304 sqm	3,057 sq ft 284 sq m	6,329 sq ft 588 sq m
Unit 2	3,207 sqft 298 sq m	3,251 sq ft 302 sq m	6,458 sq ft 600 sq m

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UNITS 3 & 5 - RETAIL / LEISURE OPPORTUNITIES

LOCATION

These exceptional Retail or Leisure opportunities occupy a prime position on Coney Street, right in the heart of York city centre. It sits diagonally opposite St Helen's Square, home to prestigious neighbours, Betty's Tea Room and The Ivy.

The two units form part of the highly anticipated Coney Street Riverside regeneration scheme, set to become a key link in York's wider Retail / Leisure circuit. This transformative development will connect the city's historic core to its picturesque riverside, creating a vibrant destination for shopping, dining, entertainment and culture.

The surrounding area already includes some of the biggest, and highest quality Retail/ Leisure operators in the country including Boots, Cornish Bakery, Rosa's Thai, Giggling Squid, Miller & Carter, Starbucks, Waterstones, Next to name a few. Reinforcing its status as one of York's most desirable leisure locations.



DESCRIPTION

Situated in a historic part of York, Units 3 & 5 Coney Street are undergoing significant redevelopment which will makes these units, two of the most attractive on Coney Street whilst also retaining the historic aesthetics synonymous with York.

There will be external seating available in the Snickleway ginnel to the side of the property, which leads to the riverfront.

RENT: On Application

ACCOMMODATION

Both units are arranged over the ground and first floor:

	Basement	Ground Floor	First Floor	Total
Unit 3	473 sq ft 43.9 sq m	2,378 sq ft 221 sq m	1,274 sq ft 118.4 sq m	4,125 sq ft 383 sq m
Unit 5	-	441 sq ft 41 sq m	-	441 sq ft 41 sq m

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ST. MARTIN'S YARD

CONEY STREET • YORK

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