

# For Sale

Upon instructions of Joint Fixed Charge Receivers

**LANDWOOD  
GROUP**



**ROUGIER HOUSE, ROUGIER STREET, YORK, YO1 6HZ**

## Freehold City Centre Office Premises

- Central York location
- NIA approx 7,661 sq. ft.
- Flexible Accommodation
- Self-contained floors, with lift access from service core
- 6 Car Parking Spaces
- Vacant Possession
- Freehold
- Previous Consent for Residential Conversion
- Forms part of the Proposed Roman Quarter Development

**Landwood Group,**  
77 Deansgate  
Lancaster Buildings  
Manchester  
M2 3BW

T: 0161 967 0122  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### CONTACTS

**Jonathan Brownlow**  
0161 967 0122  
E: [Jonathan.brownlow@landwoodgroup.com](mailto:Jonathan.brownlow@landwoodgroup.com)

**Alex Howarth**  
0161 967 0122  
E: [alex.howarth@landwoodgroup.com](mailto:alex.howarth@landwoodgroup.com)

**Date of particulars: August 2023**



## Location

Situated in a prominent position on the north side of Rougier Street close to its junction with Station Road (A1036), on the west side of York City Centre and in close proximity to York train station and within 10 minutes' walk of the prime retail area, via Lendal Bridge.

## Description

The subject property comprises a purpose built three storey semi-detached office building, constructed in the early 1990's.

The building is of steel frame and brick construction with aluminium framed centre pivoting double glazed windows and uPVC guttering and downpipes, beneath a slate covered roof. To the front of the property there is ramp access to the ground floor entrance and to the rear, there is a further entrance, accessed from a block paved rear parking area, accessed off Tanner Row.

Internally, the main entrance provides access to a service core with staircase and passenger lift serving all floors. There are WC's and kitchen facilities on each floor. Each floor has been partitioned to create a different configuration, however, all have suspended ceilings, Cat 2 lighting, air handling, carpeted floors and plastered and painted walls. There is gas central heating to the first and second floors and power and comms is from perimeter wall mounted trunking.

## Accommodation

Approximate net internal floor areas are as follows:

Description	Sq. m	Sq. ft
Ground floor offices & ancillary	229.73	2,473
First floor offices & ancillary	241.00	2,594
Second floor offices & ancillary	241.00	2,594
<b>TOTAL</b>	<b>711.73</b>	<b>7,661</b>

## Planning

The property has consent for the existing office use and is within the Central Historic Core Conservation Area (Conservation Area 1).

Having previously had planning consent for residential conversion to provide 10 apartments, Ref. No: 19/02401/ORC, the property forms part of the proposed Roman Quarter Development, Ref. No: 22/00098/FULM.

## Rating

Address	Description	RV From 01.04.2023
Ground Floor	Office & Premises	£41,250
Part First Floor	Office & Premises	£35,250
First Floor Rear	Office & Premises	£8,700
Second Floor	Office & Premises	£44,250
Ground Floor Car Park	6 car spaces	£6,600

## Tenure Information

The property is held by way of a freehold title, under title number NYK17374.

## Price

Guide £1,900,000, subject to contract.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## EPC

An EPC has been instructed for this property.

## Viewings

Strictly by appointment.