



Bowcliffe

TO LET / MAY SELL
Riverside Office Accommodation
(with Planning consent to convert to 4no. holiday lets)

2,342 sq ft (217.58 sq m)



1-2 Bridge Street
York
YO1 6DD

LOCATION

The property is situated on Bridge Street in the heart of York City centre within a short walk from the main retail core and York Railway Station. The main bus routes around the city and services to the outer conurbations and all of the main arterial Park & Rides are all in close proximity as well as the national networks to Leeds, Harrogate, Malton, Bridlington and Selby.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

Surrounding occupiers include North Yorkshire Police, Colas Rail, AGH Engineering Ltd, Incremental Solutions, Raddison Hotel, Travelodge, Tank & Paddle and Sainsbury's Local.

DESCRIPTION

1-2 Bridge House is a Grade II listed building which provides self-contained office accommodation over three floors overlooking the River Ouse.

The office suites benefit from the following: -

- Cellular accommodation
- Gas fired central heating system
- Fully carpeted
- Male/Female W.C's
- Kitchenettes
- Intruder alarm
- Secure entry system

ACCOMMODATION

1-2 Bridge Street provides office accommodation of 2,342 sq ft (217.58 sq m) over three floors.

TERMS/ RENT

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £12 per sq ft per annum exclusive.

PRICE

Alternatively, our client may consider selling the building which benefits from a planning permission for the change of use to 4 holiday lets. Planning application ref: **22/01271/FUL**.

Price on application.

SERVICE CHARGE

A service charge is in place for the repair, maintenance and upkeep of the external elements and common areas of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The office is listed on the Valuation Office website with a Rateable Value of £23,750 per annum.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting/selling agent, Bowcliffe:

Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.