

**20-24 TOFT GREEN, YORK, YO1 6JT**

**RETAIL / COMMERCIAL SPACE TO LET**

# STAPLETON WATERHOUSE

## Location

The entrance of the property is located in a highly desirable area of Toft Green. near the Hudson Quarter, less than a 5 minute walk of Nunnery Lane Car Park, City of York Council Offices and York City Centre.

In the immediate area are well-known occupiers such as Sainsbury's, The Grand Hotel, Partisan, and several professional businesses in real estate, planning, and architecture. The property is a 5 minute walk to York Railway Station and within easy access of the A64.

## The Development

The commercial unit will provide a developer's shell with glazed retail frontage. Any incoming tenants would be expected to fit out the premises at their own cost, including WC, kitchen, electrics, ceiling, floor, etc. It is anticipated the scheme will be completed by Q1 2025.

## Accommodation

The premises have the following gross internal areas:

*Unit 1, 22-24 Toft Green* *2,175 sq ft\**

*Unit 2, 20 Toft Green* *1,600 sq ft\**

*\*Measurements provided by building contractor and subject to building construction completion.*

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### Parking

Each unit to come with one allocated parking spaces.

### Services

Mains, electricity, water and drainage connected.

### EPC

To be commissioned.

### Planning

The property lies within a conservation area.

Use Class E - Such as retail, office, cafe and medical use as designated under the new Use Class Order (2020).

### Rates

To be commissioned.

### Rent

Unit 1, 22-24 Toft Green (as a shell) £36,000

Unit 2, 20 Toft Green (as a shell) £27,500

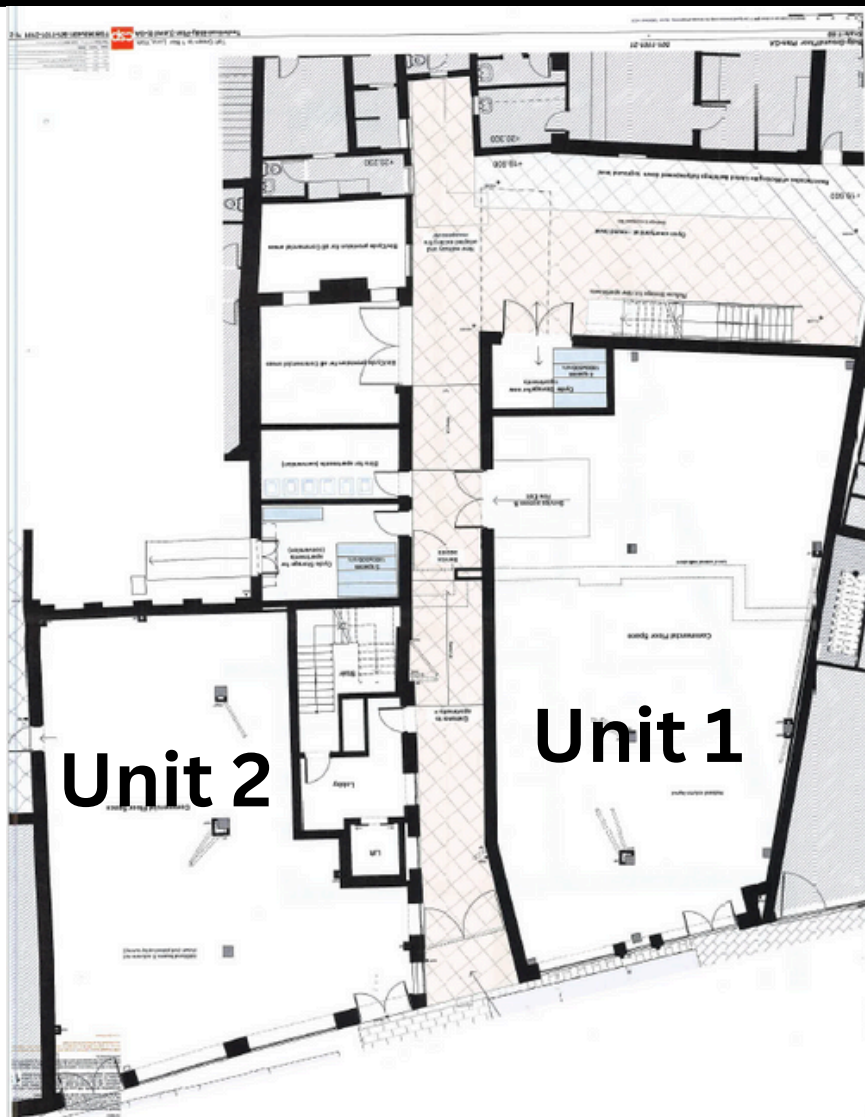
Possibility of the Landlord fully fitting out either of these units at an increased rent. Enquire for further details.

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## Lease Terms

The property is offered on a ten-year lease on effective fully repairing and insuring terms.

## Service Charge

To be advised.

## VAT

All costs exclusive of VAT.

## Legal Costs

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

## RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

## Further Information

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