



## Suite S10, Kings Court, York £13,500 P.A

- Situated within an attractive Grade II listed property.
- Located on one of York's most iconic streets.
- Predominantly open plan plus break out/private offices
- Net Internal Area - 96 sq.m (1,034 sq.ft)



## DESCRIPTION

This grade II listed property comprises a 3 storey brick built building dating from c.16th century. The property benefits from sash windows, security alarm and door entry system, gas central heating, good kitchen and W.C facilities and telephone/data points.

Net Internal Area - 96 sq.m (1,037 sq.ft)

## LOCATION

Positioned at the top of York's historic Shambles, this office suite offers a unique opportunity to establish your business in one of the city's most iconic locations. Shambles is internationally recognised, being one of the best-preserved medieval streets in Europe.

Excellent transport links and a number of car parks are accessible within a short-walk of the property.

## SERVICES

The office suite benefits from mains electricity, which is re-charged according to the floor area occupied.

## LEASE TERMS

The office suite is offered by way of a new lease for a minimum of 3 years, on effective full repairing and insuring terms.

The Landlord insures the building fabric and recharges the premium. There is also a service charge in the region of £12,500 payable in respect of the costs of maintenance of the structure, exterior and common parts and heating of the building.

## RATEABLE VALUE

Rateable Value: £10,500

The premises may qualify for Small Business Rate Relief which may give 100% relief, subject to qualification.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 84. A full copy of the certificate is available upon request

## VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents (Commercial & Development) - 01904 625533.

## COSTS

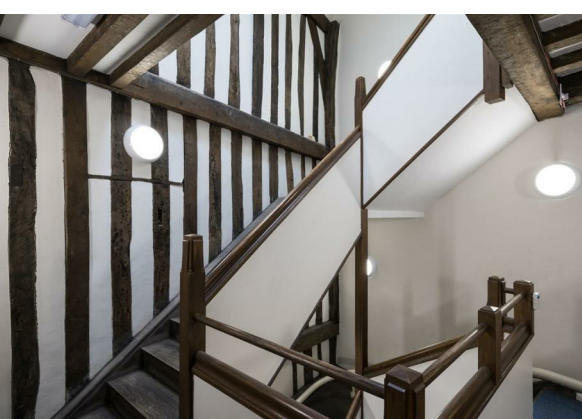
The ingoing tenant is to be responsible for a contribution to the landlord's costs in respect of the lease at £1,250.

## VALUE ADDED TAX

All figures quoted are exclusive of VAT.

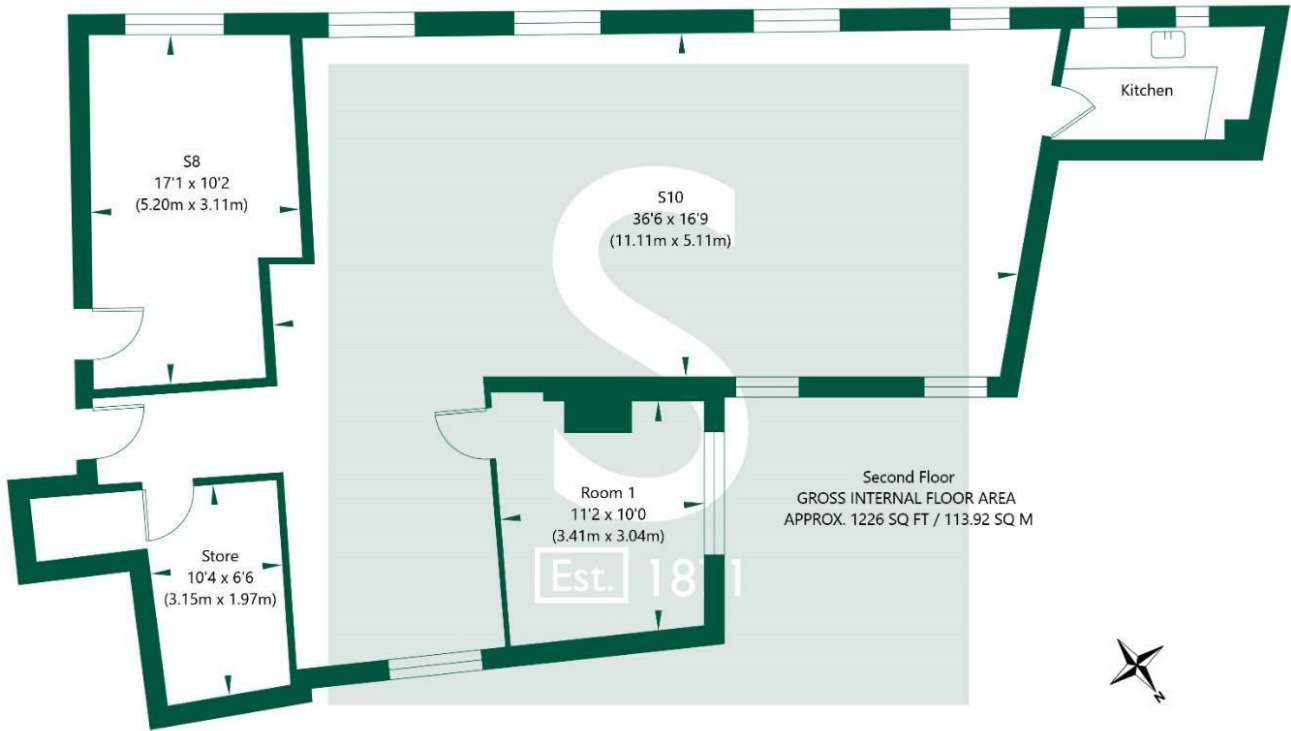
## DATE PREPARED

June 2024

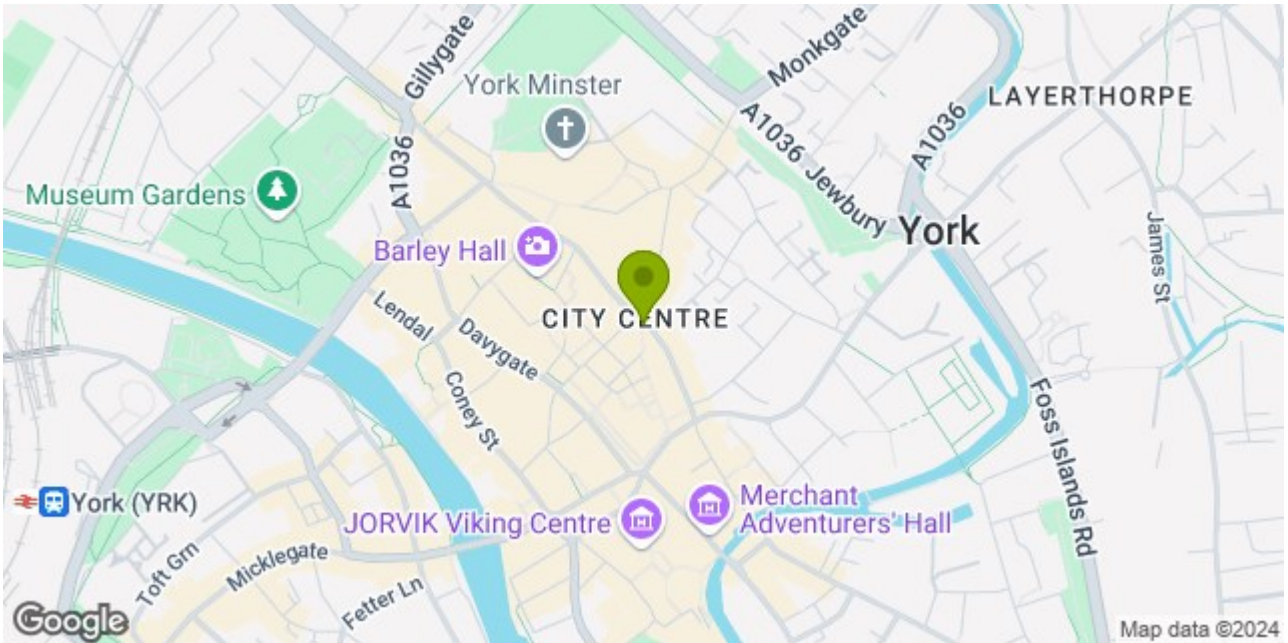




Kings Court, York, YO1 7LD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1226 SQ FT / 113.92 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

**Associates**

N Lawrence

