



## Suite F4, Kings Court, York £9,500 P.A

- Situated within an attractive Grade II listed property.
- Located on one of York's most iconic streets.
- 100% small business rates relief may be available
- Net Internal Area - 69 sq.m (743 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 - 69 sq.m (743 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 payable in respect of the costs of maintenance of the structure, exterior and common parts and heating of the building, which is apportioned according to floor area occupied.

The current estimated annual service charge payable in respect of this office is in the region of £8,000 per annum, however this is subject to annual reconciliation and review.

## RATEABLE VALUE

Rateable Value: £11,250.

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 Stephensons 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

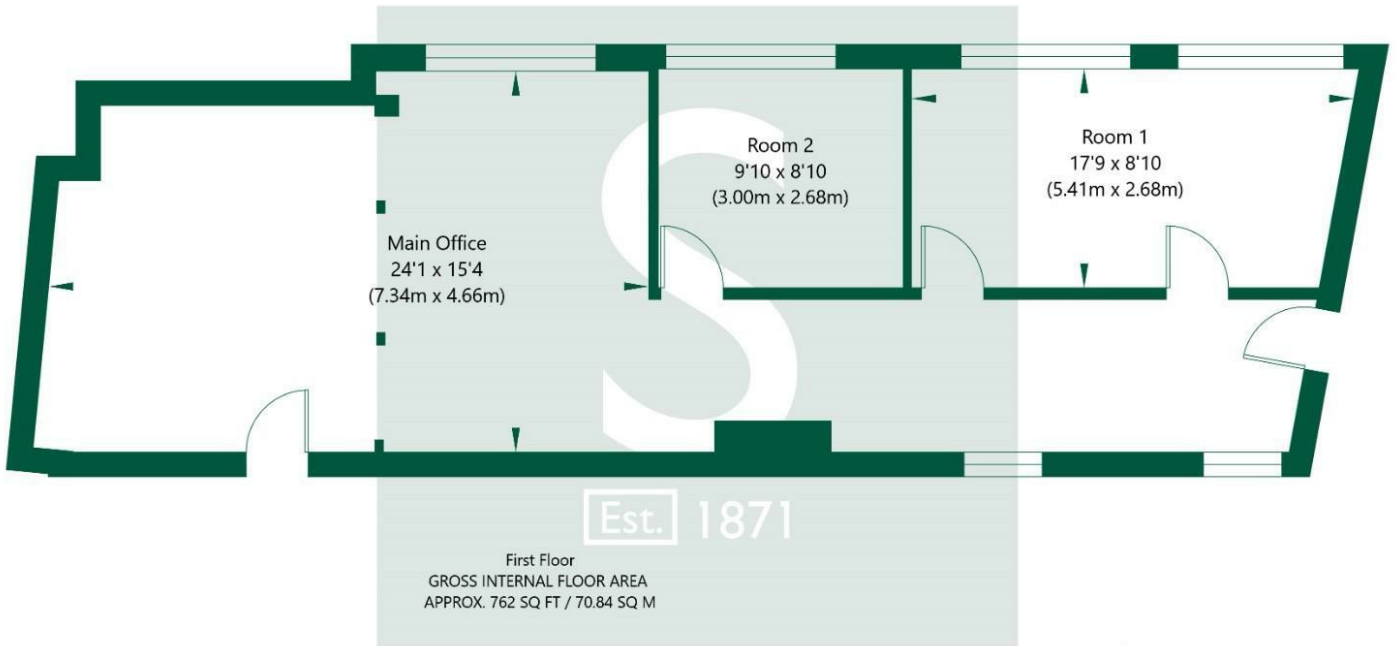
All figures quoted are exclusive of VAT.

## DATE PREPARED

April 2024.



Kings Court, York, YO1 7LD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 762 SQ FT / 70.84 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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