



Suite S4, Kings Court, York £2,100 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 - 13 sq.m (140 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 - 13 sq.m (140 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 term to be agreed, on effective full repairing and insuring terms.

The Landlord insures the building fabric and recharges the premium.

The ingoing Tenant will be responsible for a service charge payment which is reconciled and reviewed annually. The service charge covers external building repairs, refuse collection, shared fire alarm system costs and management fees. The service charge for the premises for the year 2024/2025 is circa £1,715. The budget for the year 2025/2026 will be set from April 2025 onwards. Full details of the current service charge payable for the property are available upon request.

RATEABLE VALUE

Rateable Value: £1,875.

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

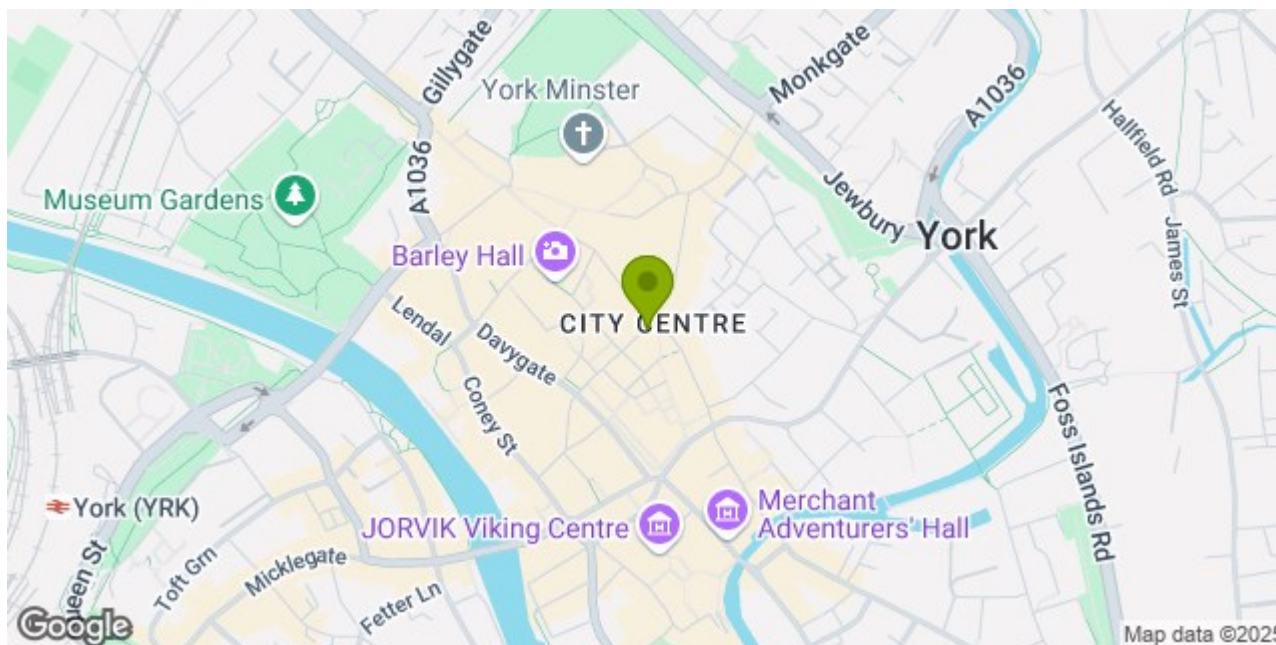
Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents (Commercial & Development) - 01904 625533.

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.



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