



First Floor 2 Bondgate | York

BoultonCooper

BC  
Est 1801





## First Floor 2 Bondgate | York

- Established office (previously occupied by Living Money)
- Impressive period building
- Located in the heart of Helmsley
- Fairly open plan (in accordance with modern requirements)

£8,000 Per Annum

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**Solicitors:**

Text here



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## **LOCATION**

The property is located within the heart of the popular North Yorkshire market town of Helmsley.

The wider building is occupied by Barclays Bank and adjoining the recently refurbished 4 Bondgate.

## **DESCRIPTION**

The property has previously been occupied by Living Money for many years.

It forms a second floor office suite within a substantial brick structure, surmounted by hipped and pitched, tile covered roofs.

Access is via a timber door (off Bondgate). A communal staircase is shared with an adjoining office suite.

## **ACCOMMODATION**

The property benefits from a main open plan area, board room, store room, kitchenette, hallway and staff toilet.

We estimate that it extends to approximately 100m<sup>2</sup> (1,100 sq ft).

In addition, some loft storage space is provided. This is not included within the floor area (above).

## **SERVICES AND AMENITIES**

We understand that the suite benefits from mains supplies of gas, electricity and water/drainage.

Gas fired central heating is provided.

## **PLANNING**

We understand that the property benefits from an established use for B1 (office) purposes.

## **ENERGY PERFORMANCE**

The property has an EPC rating of: D (78)

## **RATING**

The property has a rateable value of £1,875. This should enable the possibility of some small business rates relief.

## **PROPOSALS**

The property is available to rent for £8,000pa on an internal repairing basis for a term of years to be agreed. The incoming tenant will be responsible for the payment of business rates and utilities.

The property could be combined with the adjoining 2 Bondgate, Helmsley (duplex suite) (please refer to our website for more information in this regard).

## **VIEWING/FURTHER INFORMATION**

By appointment with the agents, Helmsley office, tel: 01439 770232. Should you have any property or specification related queries, please contact our commercial property manager, James E Reynolds MRICS on 07894 697729 / james@stephensons4property.co.uk

## **DIRECTIONS**

The property is located to the south-west of Bondgate, close to the market square. Boulton & Cooper Stephensons offices are two doors to the east, on the opposite side of the former YMCA shop.










Type here

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as carpeting, flooring, wiring or other services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from the brochure or any inaccuracy in it, we shall always try to help you with any queries.

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