

**TO LET  
FIRST FLOOR OFFICE SUITE**



**69 sq.m. (743 sq.ft.)**

**5/6 Kings Court  
York YO1 7LD**

The property is located at the top of the Shambles close to Kings Square in the historic heart of the City of York.

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.

The accommodation on offer briefly comprises:

First Floor Office (F4)                      69 sq.m. (743 sq.ft.)

### **Rent**

Offers are invited in the region of £11,500 per annum and the premises are available now.

### **Business rates**

Current Rateable Value £9,000

Rateable Value with effect from 1 April 2023 £11,250

Further details can be obtained from the Council's Business Rates Department via telephone: 01904 551140 or email: [business.rates@york.gov.uk](mailto:business.rates@york.gov.uk) or Business Rates Department, West Offices, Station Rise, York, YO1 6GA

The premises may qualify for Small Business Rate relief which may give 100% relief provided that certain requirements are met but this should be checked by interested parties with the Council's Business Rates Department.

### **Building insurance**

The current insurance premium payable is approximately in the region of £31.56 per month.

### **Costs**

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

### **Service Charge**

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.

### **Electricity**

The office suites are on meters or shared meters, where necessary electricity bills in respect of each floor will also be apportioned between tenants and recharged according to floor area occupied.

**Lease details**

The office suite can be taken on a lease for a period of 3 years upwards, on effective full repairing and insuring terms (the Council insure the building fabric and recharge the premium and 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).

**EPC**

An EPC has been carried out in respect of the property and the Energy Performance Asset Rating is 84, being a grade D. A full copy of the EPC is available on request.

**Contacts**

For further details or to organise a viewing please contact either:

Niamh Thornton by telephone: 01904 552034 or by email: [niamh.thornton@york.gov.uk](mailto:niamh.thornton@york.gov.uk).

or

Lynn Hanser by telephone: 01904 553418 or by email: [lynn.hanser@york.gov.uk](mailto:lynn.hanser@york.gov.uk).

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate unless otherwise stated all prices and rents are quoted exclusive of V.A.T. The services have not been tested. The tenant will be required to ensure all systems are tested, working and suitable for their purposes.