

TO LET
CITY CENTRE RETAIL UNIT



Second Floor Office
S8
5/6 KINGS COURT,
YORK, YO1 7LD

Directorate of Place

Asset & Property
Management

Location

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

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.

Property specifications

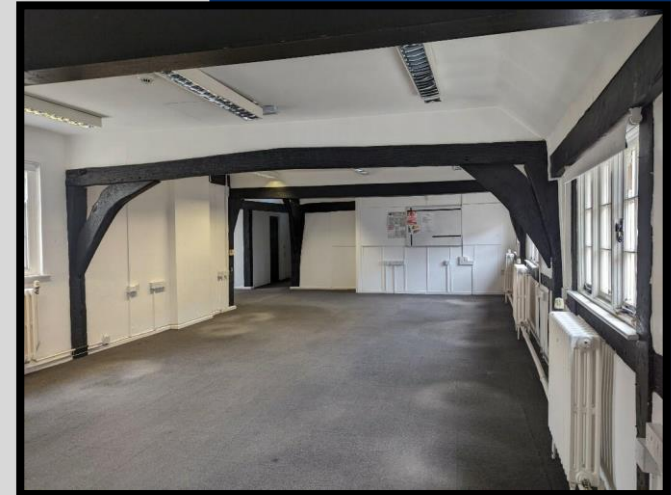
Second Floor Office (S8) Approximately 15 square metres (168 square feet).

**Interested parties are advised to check these floor areas themselves.

Rent

Offers around £2,450 per annum plus VAT are invited* (exclusive of rates, service charge and building insurance).

*The council is not obliged to accept the highest offer.



Service Charge

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. VAT is payable on the service charge. Full details of the current service charge payable for the property are available upon request.

Building Insurance

The ingoing Tenant will be responsible for payment of the Council's building insurance premium in respect of the property. The amount of the premium is reviewed annually, and VAT is payable on the insurance charge. Full details of the current insurance charge payable are available upon request.

Costs

The ingoing Tenant is to be responsible for a reasonable contribution to the Council's legal and surveyor's fees in connection with the letting, estimated in the region of £1,250 plus VAT.

Lease Details

The property is available on an effective full repairing and insuring lease, the length of which can be negotiated.

Services

Mains electricity, water and sewerage are connected to the property.

Planning

The property benefits from planning consent for use under Use Class E and would provide an ideal retail unit or café.

EPC

The property has an EPC Rating of C/52. A full copy of the EPC is available on request.

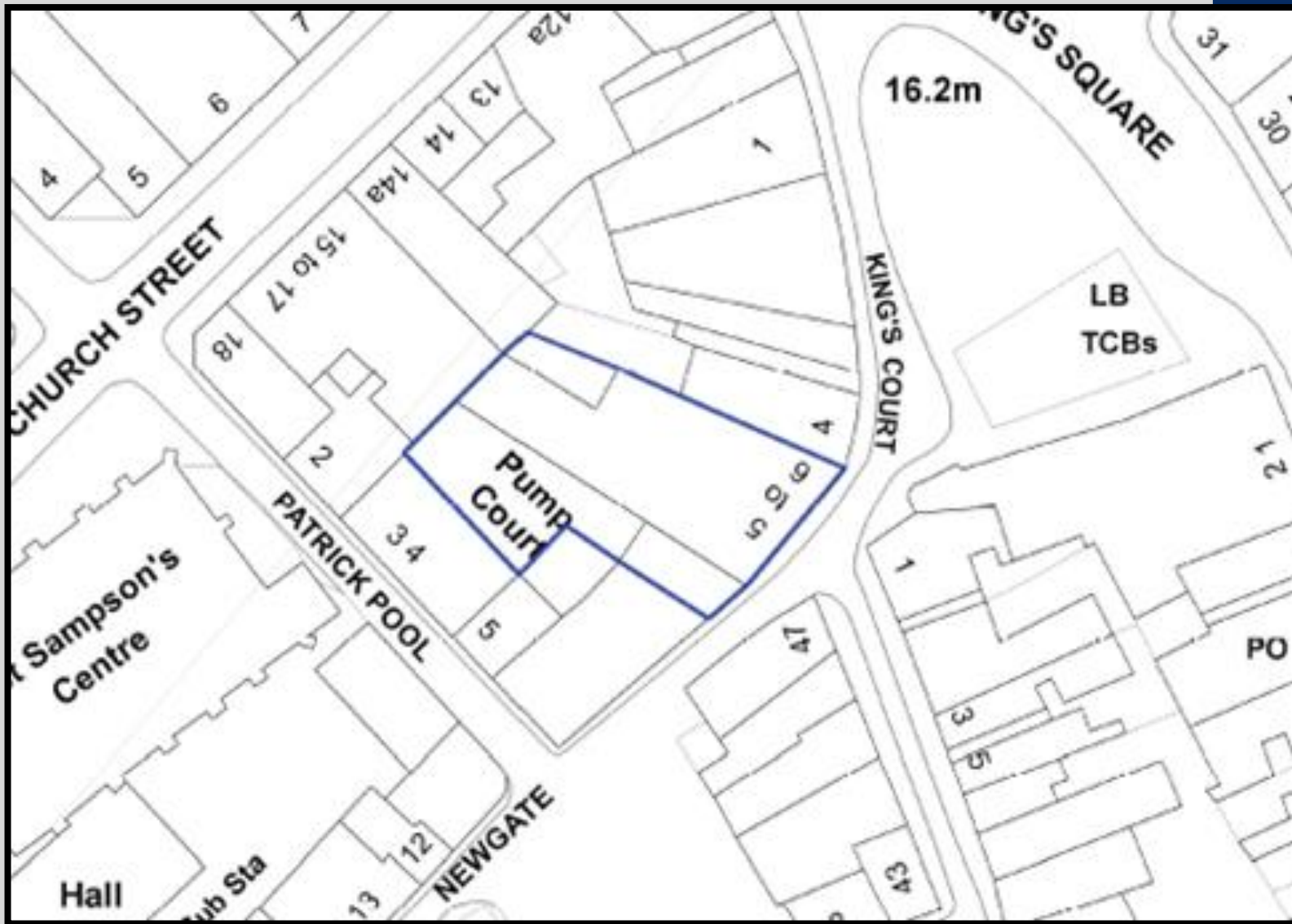
Viewing

For further details and to view please contact:

Niamh Thornton Property Surveyor

Tel: 01904 552034.

E-mail: niamh.thornton@york.gov.uk



Location Plan