

Location

The city of York has a dynamic and well-balanced economy is well placed to benefit from inward investment over the coming years. Major occupiers include Nestle, Network Rail, Aviva, Shepherd Building Group, Northern Rail and Hiscox Insurance. It is one of the United Kingdom's major tourist destinations, ranked second only to London, boasting attractions including York Minster, the City Walls, The Jorvik Museum, York Barbican and The National Railway Museum amongst others.

Situation

The property is located at the southern side of York city centre in a rapidly developing commercial/ retail/ residential/ hotel district. Nearby major buildings include: Coppergate Shopping Centre, Castle Museum, Clifford Tower, Hampton by Hilton Hotel, York Law Courts and Spark. Within 10/15 minutes walk are the following: York Minster, York St John University, York Mainline railway station and City of York Council offices.

Rates We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value: Waiting on VOA.

Rates Payable: Waiting on VOA.

Price Offers in excess of £195,000.

VAT All costs exclusive of VAT.

Legal Costs Each party will be responsible for their own legal cost incurred in the transaction.

The unit provides the following approximate gross internal floor area: Ground Floor 550 sq ft Ground floor modern office fitted out to an incredibly high standard, featuring large windows, a kitchenette, and WC.

Services

Mains electricity, heating, water and drainage are connected to the property.

The property is situated within a conservation area.

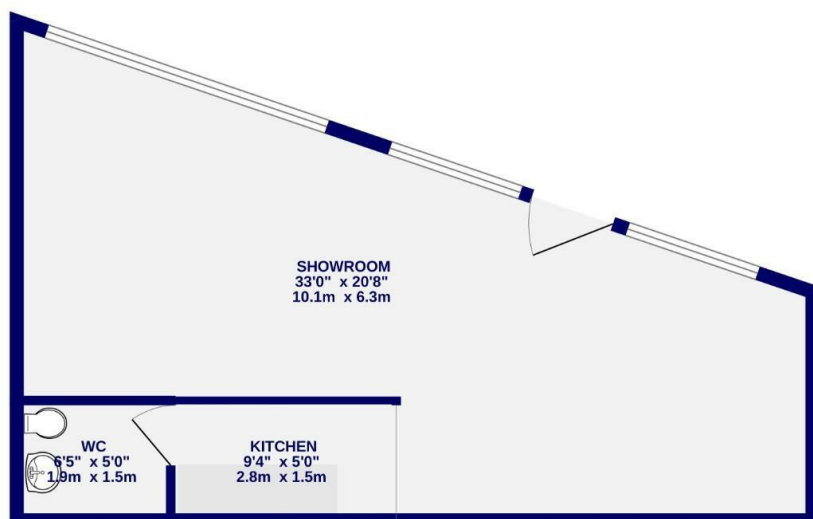
The use is designated as E, under the new Use Classes Order (2020).

Tenure

The property is offered on a 250 year long leasehold from 20 August 2021.



GROUND FLOOR 497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/boxes will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.
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