

colenso<sup>tm</sup>

66 Bootham  
York  
YO30 7BZ

## FOR SALE

Stunning Office Property with  
residential conversion potential  
(Subject to Planning)

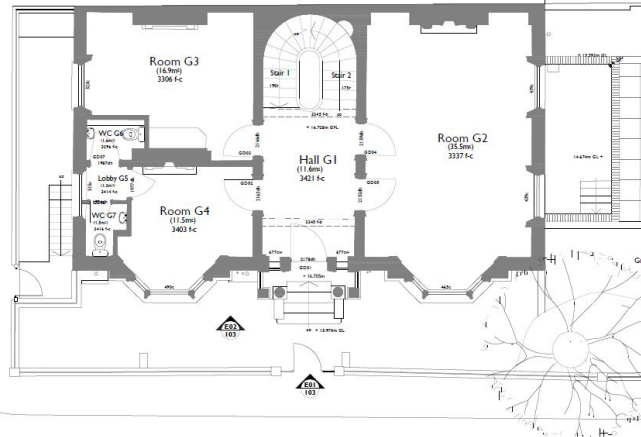
4,509 sq ft (GIA) including garages

- ❖ One of the most desirable locations in York
- ❖ Close to Bootham and St Peters School
- ❖ South facing garden
- ❖ Detached double garage with further development potential
- ❖ Short walk to York City Centre and York Train Station

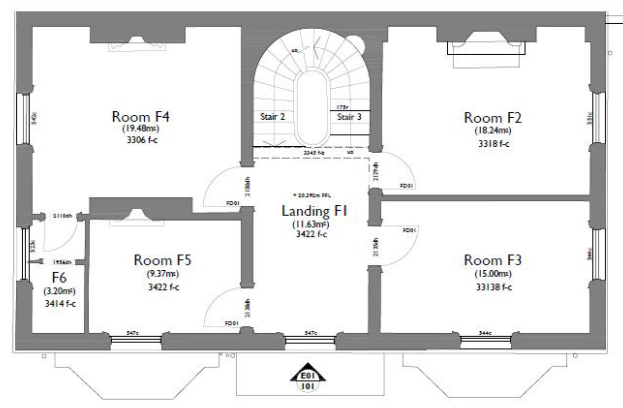




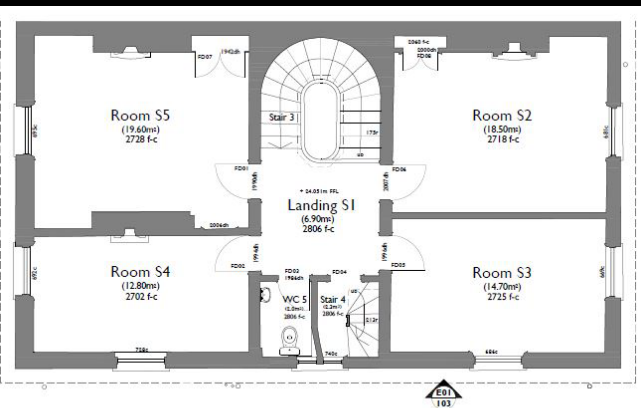
N.B. The tenant has the right to remove various items of their fit out on lease expiry.



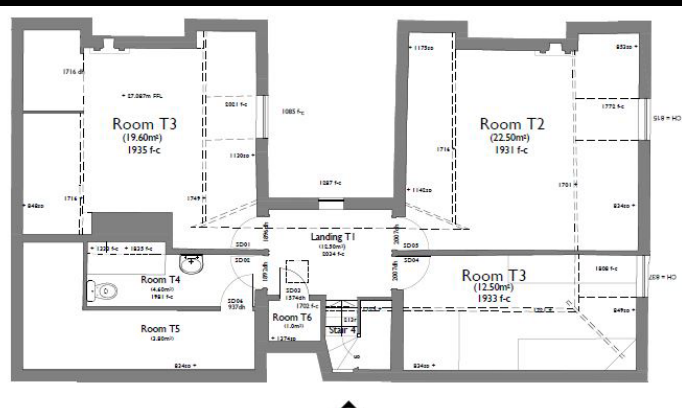
P02 Existing Ground Floor Plan of House  
1 - 50



P05 Existing First Floor Plan of House  
1 - 50



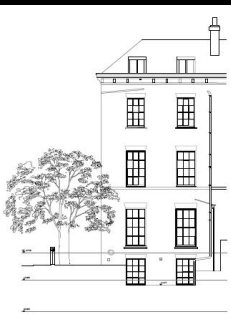
P06 Existing Second Floor Plan of House  
1 - 50



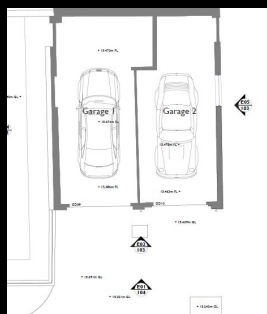
P07 Existing Third Floor Plan of House  
1 - 50



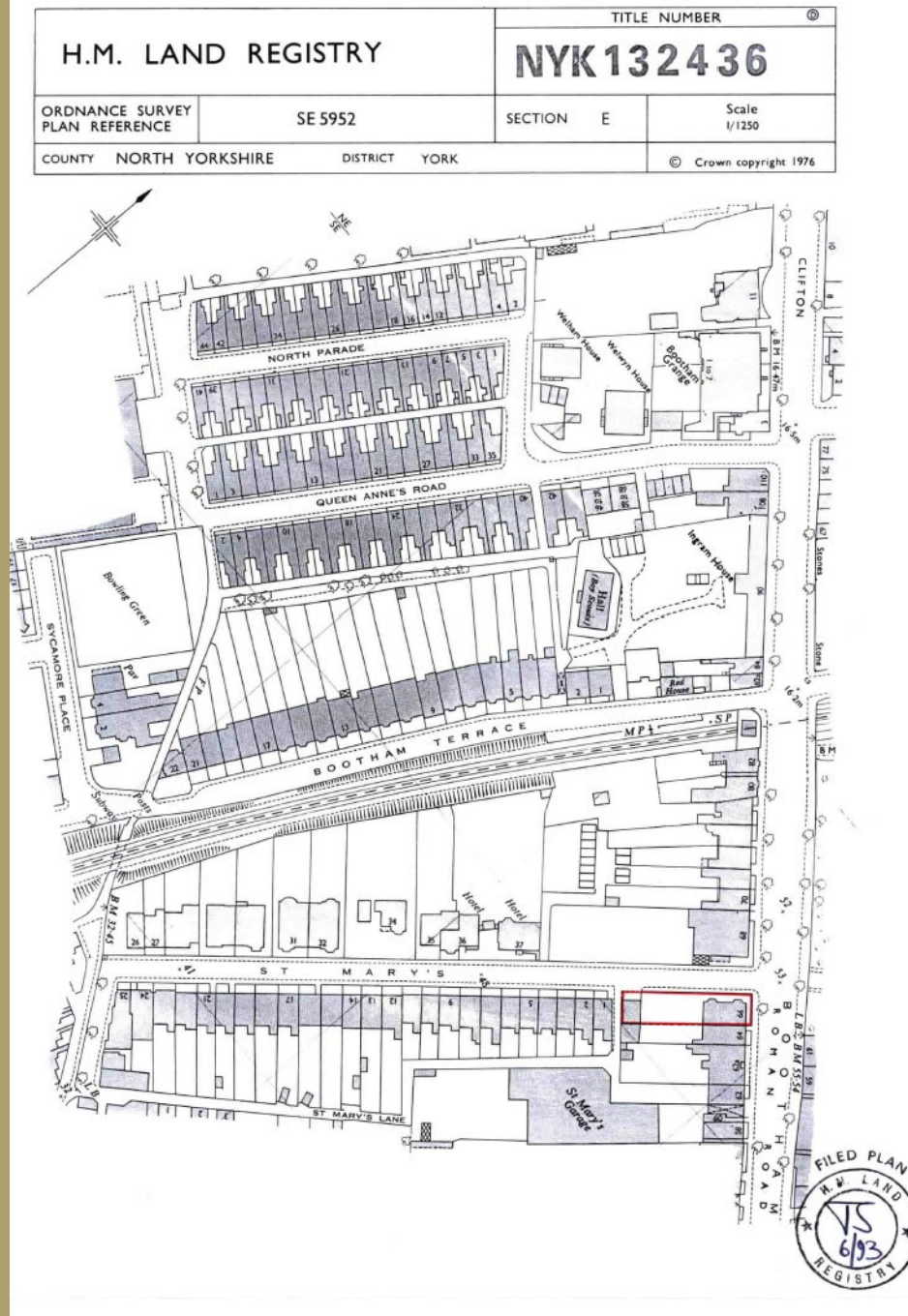
E02 Existing Front Elevation (St Mary's Terrace showing railings)  
1:50



E04 Existing Side Elevation  
1:50



P03 Existing Ground Floor Plan of Garage Block  
1 - 50



## LOCATION

The subject property is located at the junction of St Marys and Bootham, one of the most sought-after locations in York. The surrounding area includes a number of high value residential properties as well as Bootham and St Peters School, the two leading independent schools in York. The City Centre is just a short walk along Bootham and York Train Station is 0.5 miles from the property. York Train Station provides regular trains services to London Kings Cross taking in the region of 1 hour 45 minutes.

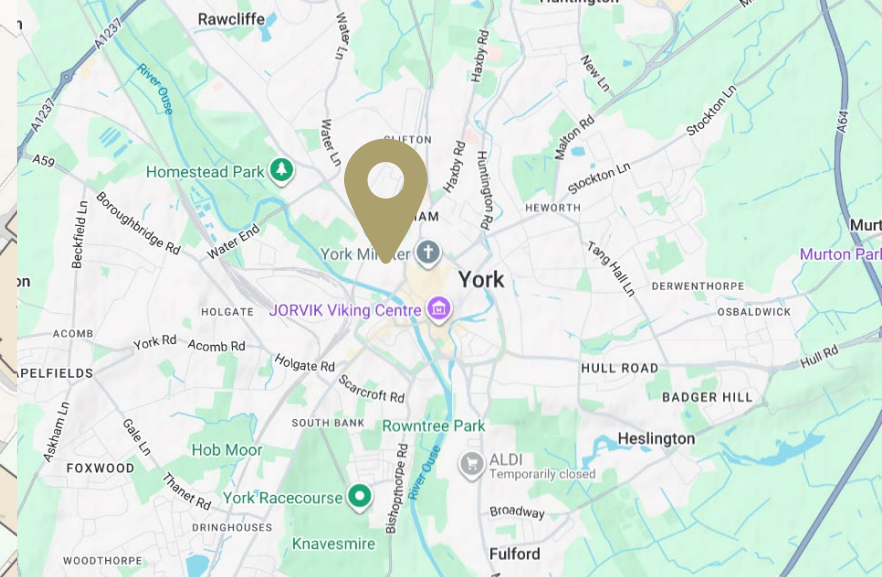
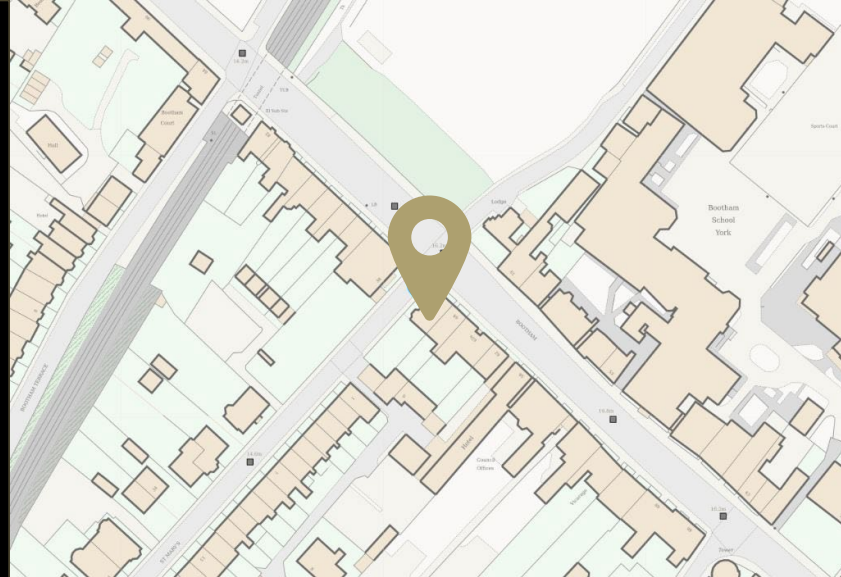
## DESCRIPTION

66 Bootham was built between 1851-52 and sits on the site of the Old Cockpit House. As the name suggests, it was a popular venue for cockfighting in the 18<sup>th</sup> century. The architect of the property is not known, but some features might suggest the partnership of JB & W Atkinson. Its first owner William Hargrove was a newspaper proprietor who came to the city in 1813 to take over the York Herald. The property extends over basement, ground, first, second and third floors with south facing garden and double garage at the end of the garden on the Southwest boundary. 66 Bootham boasts many original features including a stunning spiral staircase from the top to the bottom of the building, atrium roof and Grecian-style porch. The property is currently leased by a serviced office occupier and hence at present provides a number of self-contained offices.

## SIZE

The property provides the following approximate gross internal floor areas:

Floor	Sq Ft	Sq M
Basement	778	72.3
Ground	813	75.5
First	828	76.9
Second	780	72.5
Third	763	70.9
Garages	547	50.8
<b>Total</b>	<b>4,509</b>	<b>418.9</b>



### OCCUPATIONAL LEASE

The property is subject to an occupational lease excluded from the security provisions contained within L&T 1954. The passing rent is £20,000 per annum and the lease expires in November 2027.

### MARKET RENT

We estimate the market rent for the subject property to be £68,000 per annum (£20 psf).

### BUSINESS RATES

The property has been split into small separate offices suites with Rateable Values ranging from £1,475 - £6,500. We understand this means all suites fall below the small business rates threshold. Interested parties are to liaise with the local authority to verify all Business Rates information.

### PLANNING

The property may suit conversion to residential (STP). Any interested parties are to make their own enquiries with YCC Planning in this regard.

### EPC

The property is 'D' rated for EPC purposes.

### PRICE

Offers in excess of £1.3m are invited for our clients. Freehold interest. The property is not elected for VAT.

## FOR MORE INFORMATION CONTACT:

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 Commerical Property Advisors

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