



Location

Back Swinegate is situated in the heart of York city centre, close to the popular areas of Stonegate and Swinegate and a short walk from York Minster. The surrounding properties form a mixture of offices, high end retail, and leisure.

Notable occupiers within the vicinity include Browns department store, Slug and Lettuce, Mulberry, The White Company and The Botanist.

Description

The office is open plan and situated on Second Floor of a modern, purpose built office / retail block.

There is an intercom entry system to the building, a communal waiting area in the main foyer, disabled access to all floors via a lift and air conditioning.

Accommodation

The unit provides the following approximate net floor areas:

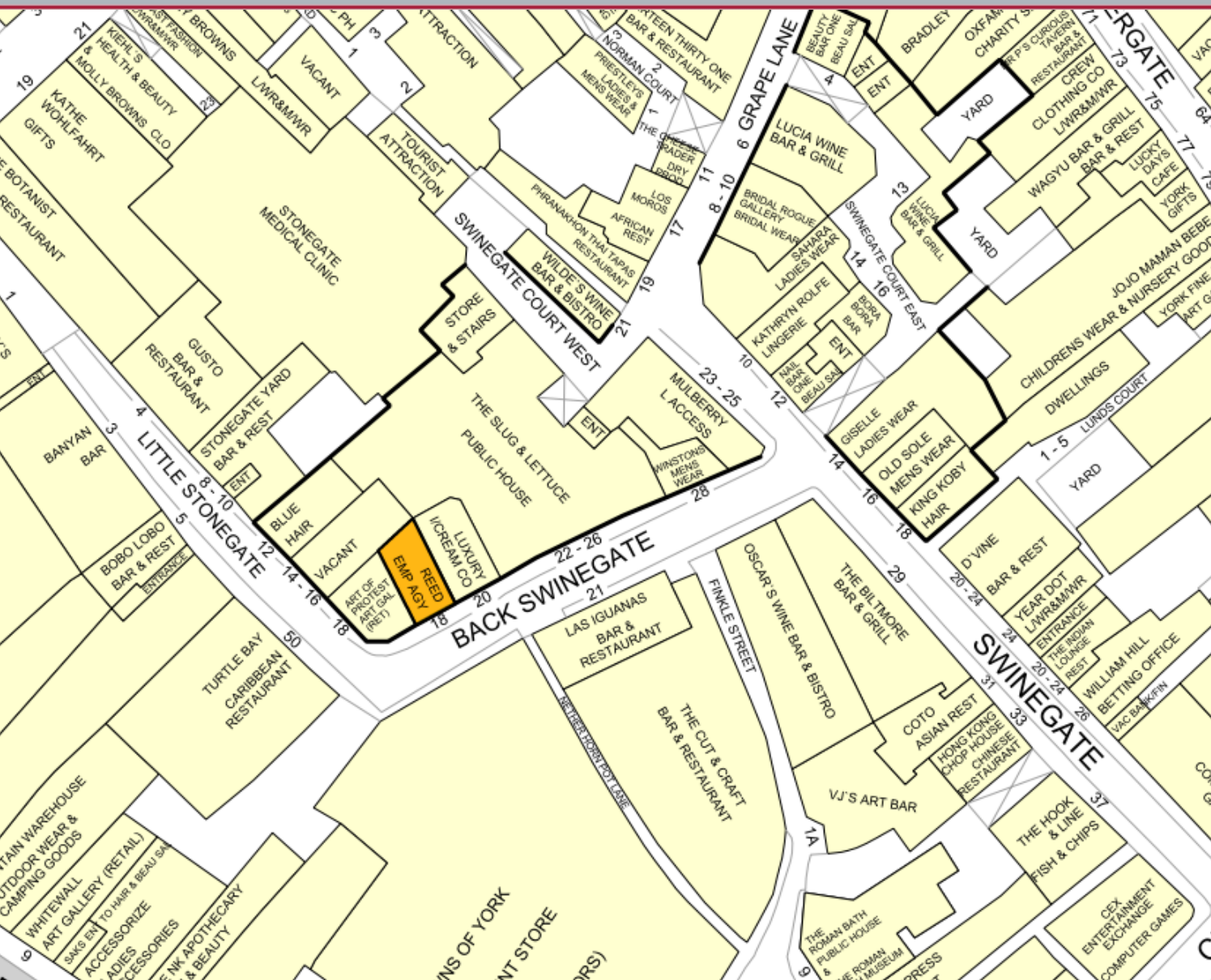
<i>Second Floor office</i>	2,500 sq ft
<i>Communal entrance lobby</i>	
<i>Shared W/C / Showers</i>	

Services

Mains electricity, water and drainage are connected. Superfast Broadband is due to be connected to the property in the coming weeks.

Planning

The property is not listed.



EPC

C 51-75

58

This is how energy efficient the building is.

Lease Terms

The property is offered on a ten year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

Rent

£44,000 per annum exclusive.

Service Charge

A Service Charge is applicable in addition to the rent, this is approximately £7 / sq ft.

Rates

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

Rateable Value	£23,750 (2017 Rating List).
Rates Payable	£11,637

VAT

All costs are exclusive of VAT.

Legal Costs

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

Further Information

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