



Location

The property is situated within a listed building situated in a conservation area. New Street in the heart of York city centre adjacent to Café Nero. The area is a mixture of retail and leisure. Just a short stroll from York Minster and 10 minutes' walk from York Railway station.

The property is close to Davy Gate and leads onto Parliament Street where you will find a mix of offices, retail and leisure occupiers

Description

The premises form a first floor rear office and two further offices on the second floor front and rear. The following approximate dimensions and net internal floor areas:

Rental

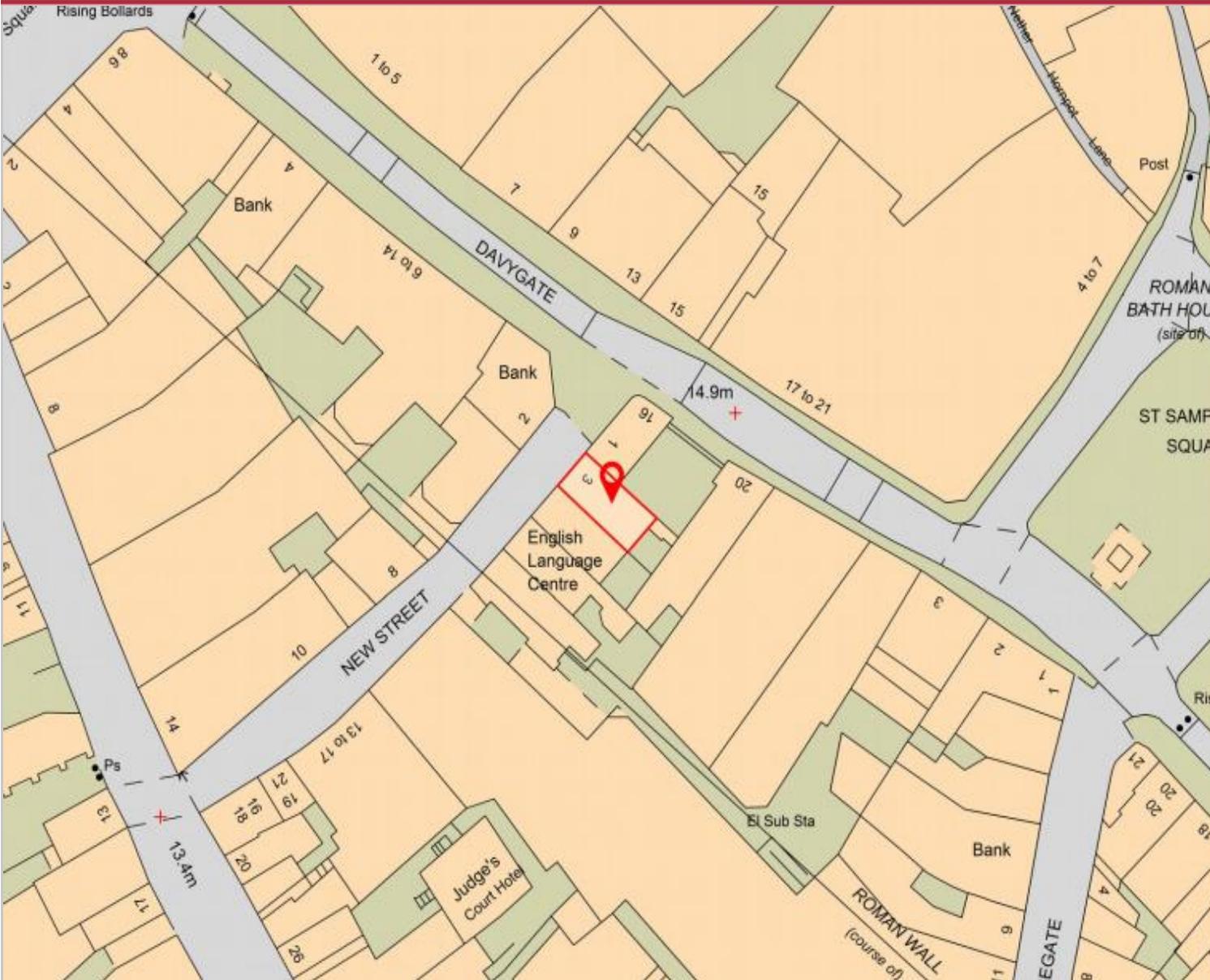
<i>Suite 4 first floor</i>	<i>300 sq ft</i>	<i>£650 per month</i>
<i>Suite 5 second floor</i>	<i>265 sq ft</i>	<i>£650 per month</i>
<i>Suite 6 second floor</i>	<i>300 sq ft</i>	<i>£550 per month</i>

Services included

Mains electricity, gas, heating, water and drainage are connected to the property. Communal area cleaning.

Planning

The property is situated within a conservation area and is listed.



EPC

E 101-125 **107** This is how energy efficient the building is.

Lease Terms

The property is offered on a twelve-month minimum lease with a two-month rental deposit required.

Rates

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

Rateable Value Suite 4 £3,600 (2017 Rating List).

Rateable Value Suite 5 £2,700 (2017 Rating List).

Rateable Value Suite 6 £2,700 (2017 Rating List).

VAT

Not payable

Further Information

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