



#### 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 . The city also has two of the most outstanding universities.

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.

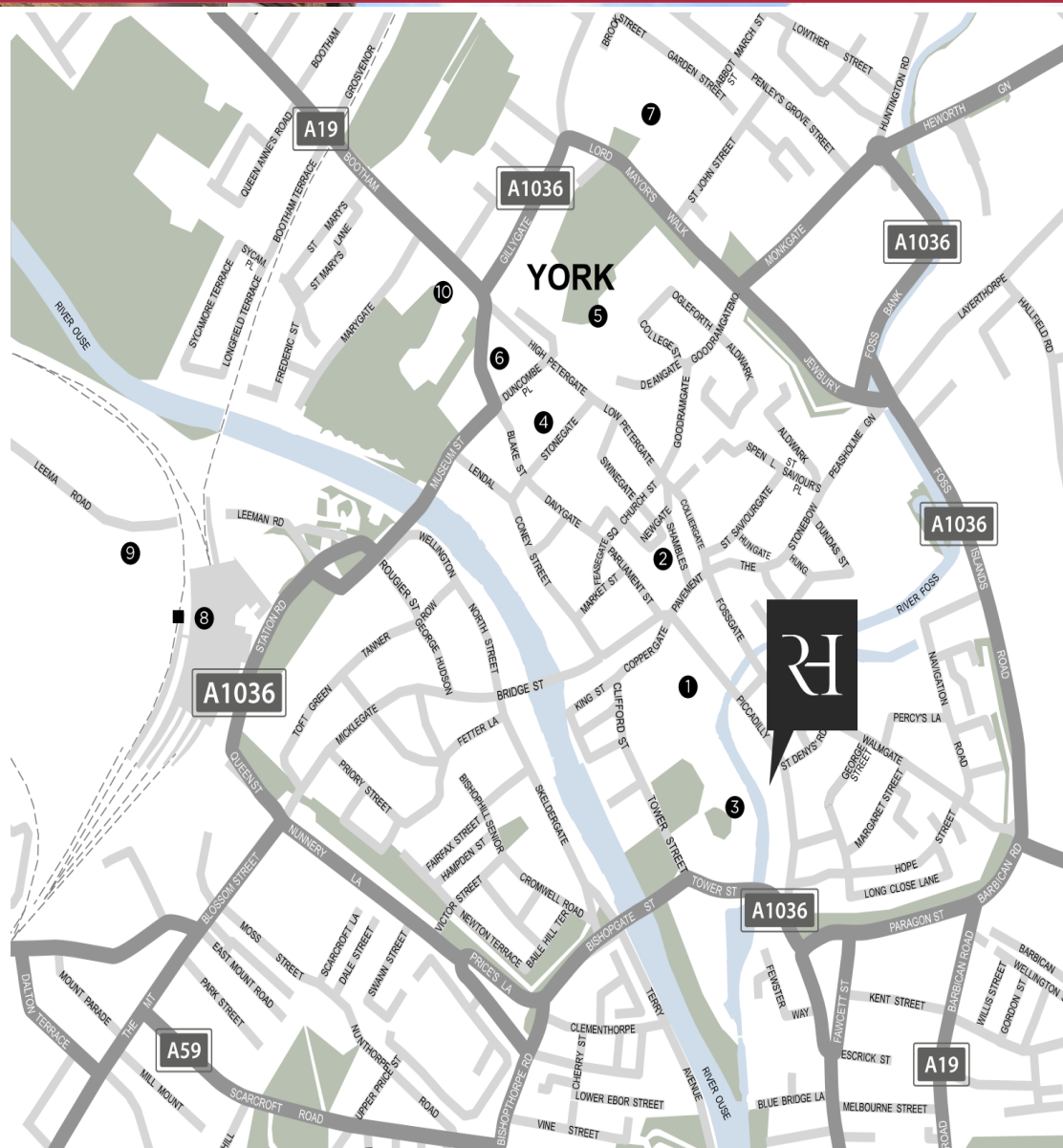
Nearby major buildings include: Coppergate Shopping Centre, Castle Museum, Clifford Tower, Hampton by Hilton Hotel, York Law Courts and The Spark.

Within 10/15 minutes walk are the following: York Minster, York St John University, York Mainline railway station and City of York Council offices.

Nearby there are car parking facilities at St Georges Field which is scheduled for further expansion.

## WITHIN THE CITY WALLS

- 1 Coppergate Shopping Centre
- 2 Shambles
- 3 York Castle Museum
- 4 Stonegate
- 5 York Minster
- 6 York Theatre Royal
- 7 York St John University
- 8 York Train Station
- 9 National Railway Museum
- 10 York Art Gallery



### The development

This landmark building has been developed by Newby a North Yorkshire developer with a reputation for delivering stunning mixed used schemes throughout the region.

This magnificent building comprises 77 one, two and three bedroomed apartments over seven levels, together with three flexible commercial areas.

The three commercial units will provide a developer's shell with glazed retail frontage. This will allow occupiers to fitout to their own specification.

The gross internal areas as follows:

Unit 1	840 sq ft
Unit 2	750 sq ft
Unit 3	550 sq ft

### Planning

The property is situated within a conservation area.

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

Under this use class the following will be permitted: Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.





**DISTINCTIVELY  
YORK**

### Services

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

### Terms

The units are available to purchase by way of 250 year ground lease or to let by way of 5 year full repairing and insuring lease as follows:

	<i>Sale price</i>	<i>Rental</i>
<i>Unit 1</i>	<i>£195,000</i>	<i>£16,000 p a</i>
<i>Unit 2</i>	<i>£170,000</i>	<i>£14,000 p a</i>
<i>Unit 3</i>	<i>£135,000</i>	<i>£12,000 p a</i>

The above prices / rents are subject to VAT.

As service charge will be levied by the freeholder / management company, further details on request.

### Further Information:

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