

TO LET OFFICES

2B, 18 BACK SWINEGATE YORK



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:

Second Floor office Communal entrance lobby Shared W/C / Showers 1,400 sq ft



2B, 18 BACK SWINEGATE YORK



Planning

The property is not listed. It is situated in a conservation area.

Services

Mains electricity, water and drainage are connected.

EPC

76-100 B3 | D

Lease Terms

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

Rent

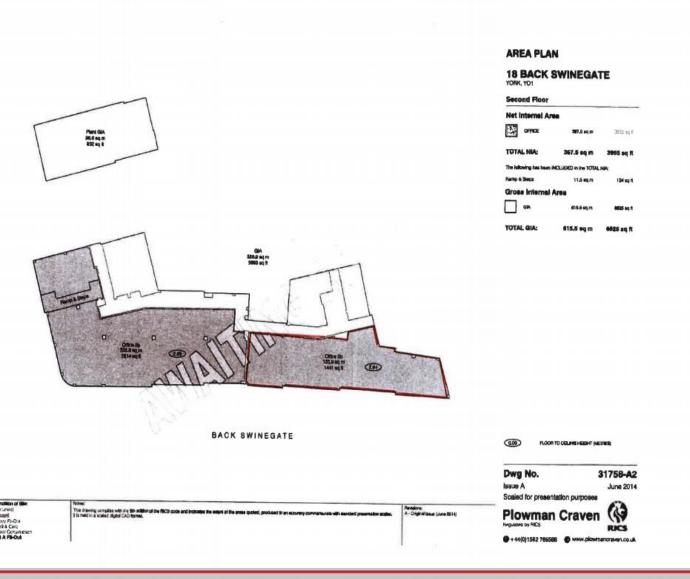
£22,500 per annum exclusive.

Service Charge

A Service Charge is applicable in addition to the rent, this is approximately £9 / sq ft.



2B, 18 BACK SWINEGATE YORK



Rates

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

Rateable Value: £13,000 Rates Payable: £6,400

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

David Waterhouse david@stapletonwaterhouse.com

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and intending purchasers or tenants should not rely on statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

www.stapletonwaterhouse.com