



#### 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

*Suite 4 first floor*                      *300 sq ft*                      *£650 per month*

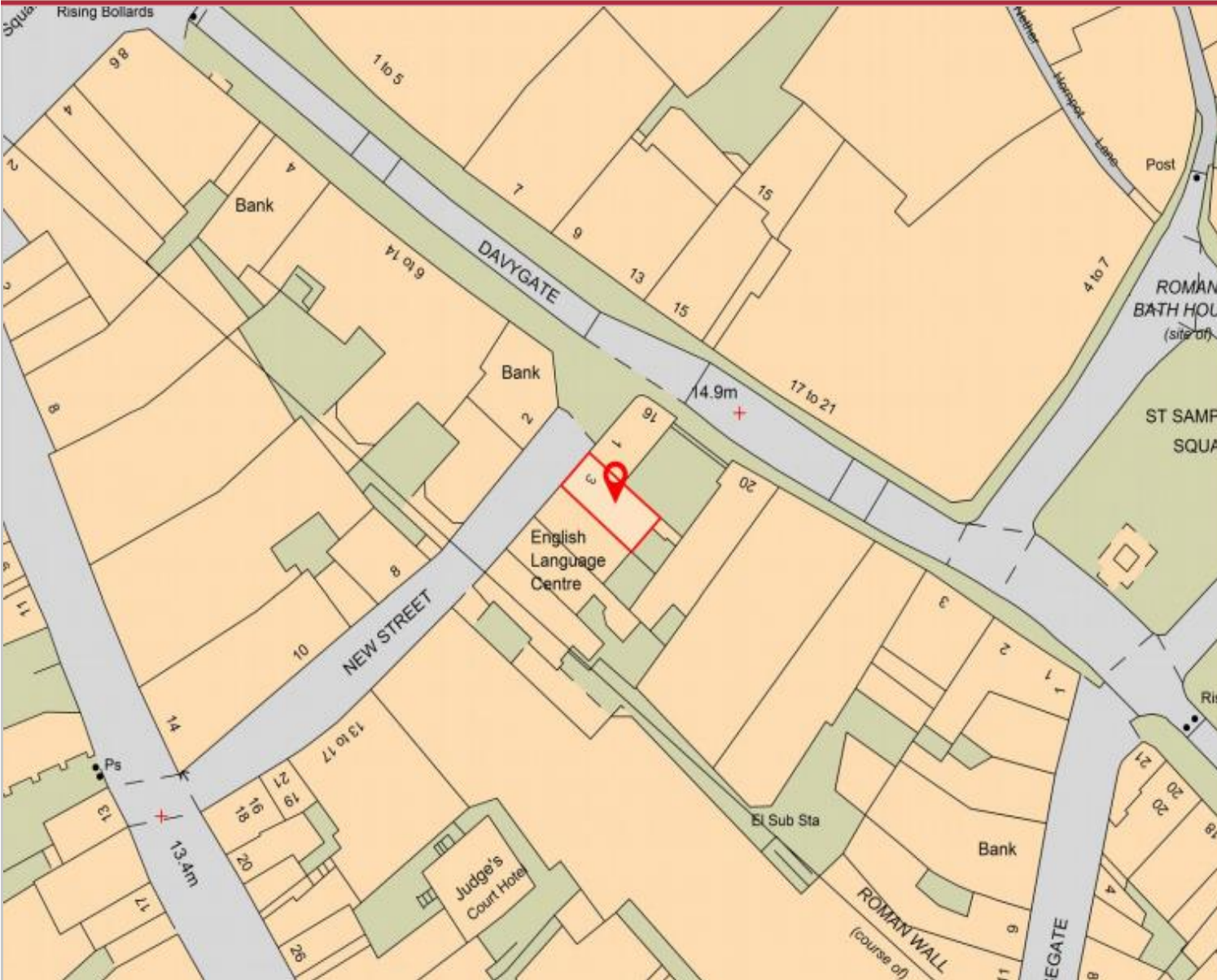
#### Services included

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).

VAT

Not payable

Further Information

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