

**Location**

The historic Cathedral City of York is located approximately 25 miles north east of Leeds, 21 miles east of Harrogate and 190 miles north of London.

The City benefits from excellent transport links, being on the A19 trunk road and with the A64 and A59 connecting directly to the A1(M) and in turn to the M1 / M62 and the national motorway network.

The City also benefits from good communications via the rail network with a regular service to London Kings Cross (fastest journey time approximately 1 hour 50 minutes). Leeds Bradford International airport is situated some 22 miles south west of York.

York has an estimated population of 207,000 persons and a primary catchment of approximately 488,000 persons.

The presence of York's two universities is particularly strong, with an estimated combined student population of circa 23,000.

The City's economy is strong and continues to grow. It supports some 103,000 jobs and is geared towards the service sector (61% of total).

Major employers include: Hiscox Insurance, Aviva, CPP, City of York Council, Northern Rail, MOD, DEFRA and University of York.





### Situation

The entrance of the property is located in a highly desirable area of Micklegate, overlooking Trinity Church to the north. In the immediate area are such well-known occupiers as Skosh, The Rattle Owl, and Partisan, and located less than a 5 minute walk away from York Railway Station and Nunnery Lane Car Park.

The south side of the property faces Toft Green. Close by are occupiers including City of York Council and The Hilton Hotel, The Grand Hotel as well as the Hudson Quarter Building.

### Accommodation

The property provides the following net internal areas:

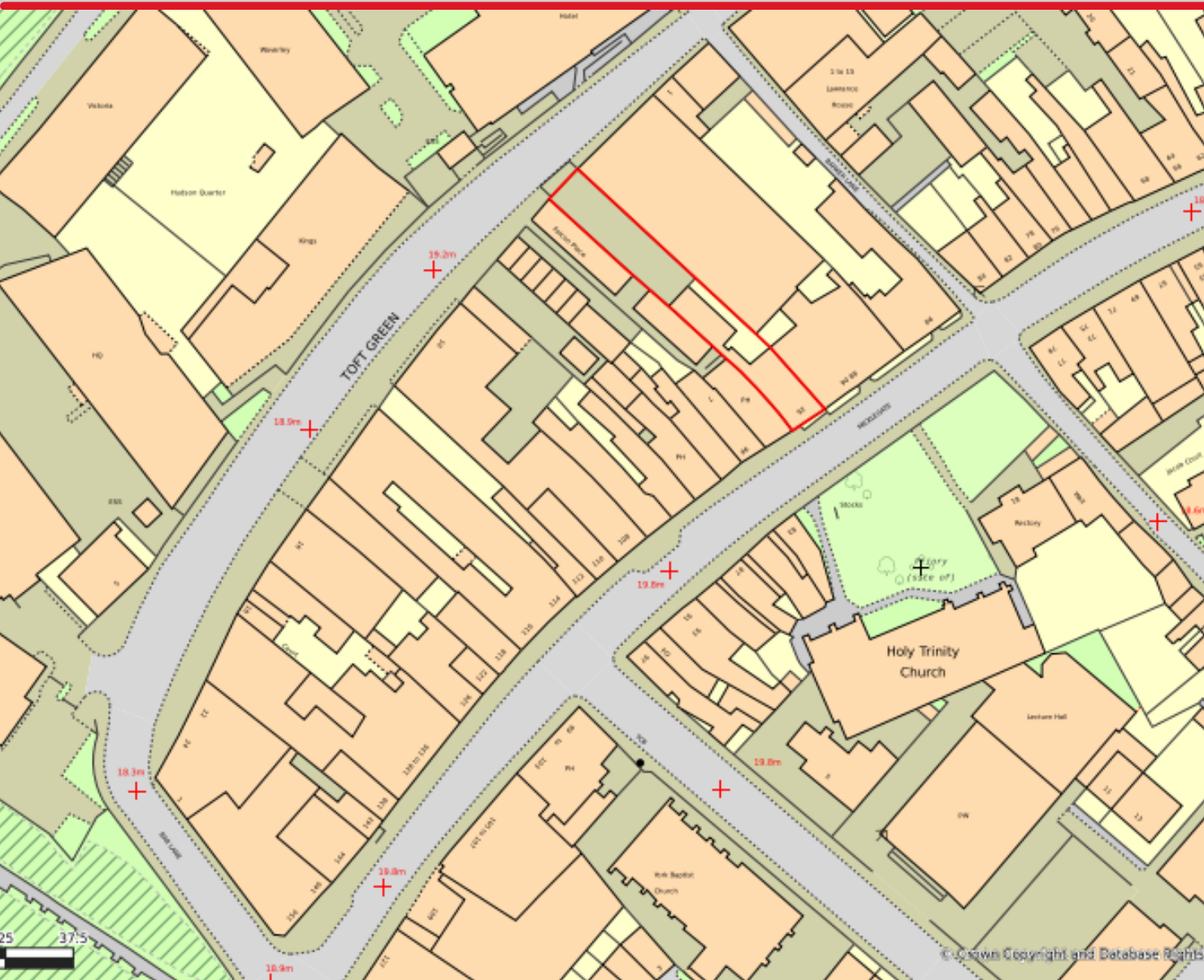
Ground floor	635 sq ft
Annex	435 sq ft
First floor	610 sq ft
Second floor	730 sq ft
Basement	765 sq ft
<b>TOTAL</b>	<b>3,175 sq ft</b>

### Site

The site has an area of approximately 4600 sq ft.

It has a frontage to Micklegate of approximately 23 feet, a frontage to Toft Green of approximately 23 feet.





### Description

We understand the property was originally built as a house circa 1789, renovated in 1989. The main front is in red brick, with stone dressings, and has a slated roof. The windows have deep flat arches and stone sills and original iron railings.

The main building comprises basement, ground, first and second floors. There is a single storey rear annex which we understand was constructed in 1989 of brick under a pitched tile roof.

To the rear there is car parking for 6 vehicles.

### Planning

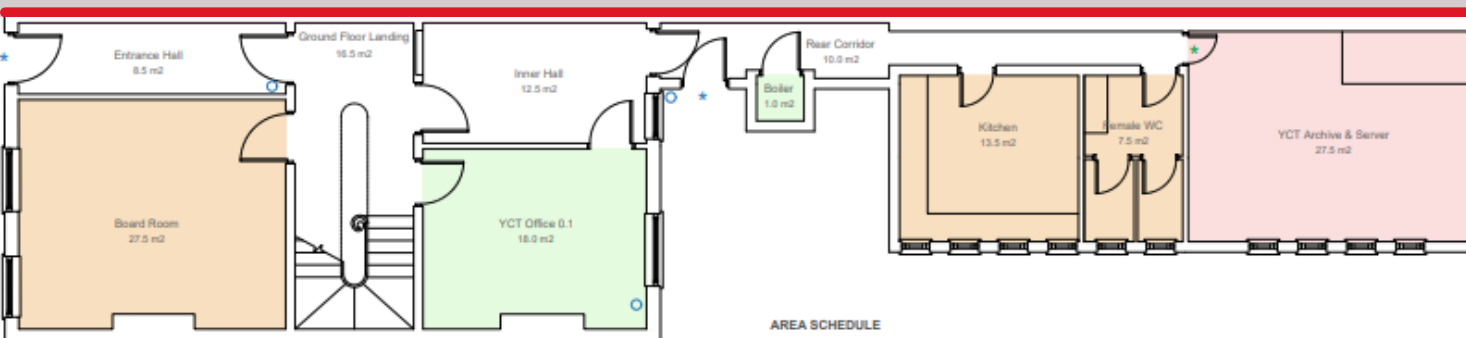
The property is a Grade II\* listed building.

The property is situated in a conservation area.

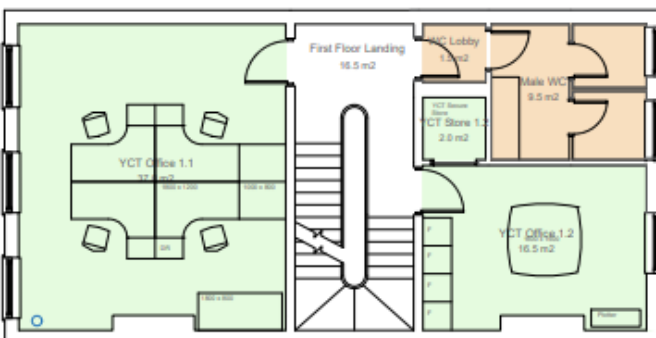
The use is designated as E, under the new Use Classes Order (2020).

The property is currently used as offices under use class E. Under this use class other acceptable options include restaurants, clinic, and leisure.

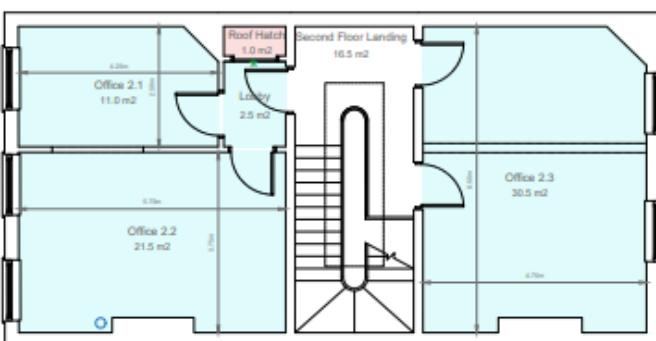
Subject to planning, it may be possible to develop and repurpose the rear car park / annex.



GROUND FLOOR 1:50



FIRST FLOOR 1:50

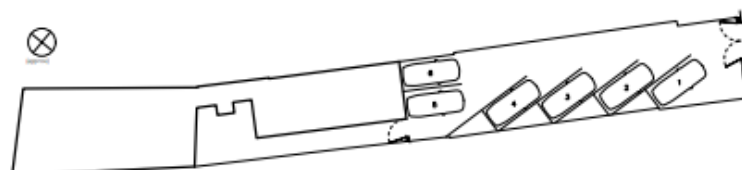


SECOND FLOOR 1:50

**AREA SCHEDULE**

GROUND FLOOR		m²
Entrance Hall	8.5	
Board Room	27.5	
GF Landing	16.5	
Inner Hall	12.5	
YCT Office 0.1	18.0	
Boiler	1.0	
Rear Corridor	10.0	
Kitchen	13.5	
Female WC	7.5	
YCT Archive	27.5	
<b>TOTAL</b>	<b>142.5</b>	
FIRST FLOOR		m²
YCT Office 1.1	37.0	
YCT Office 1.2	16.5	
YCT Store 1.2	2.0	
FF Landing	16.5	
Male WC	9.5	
<b>TOTAL</b>	<b>81.5</b>	
SECOND FLOOR		m²
Office 2.1	11.0	
Office 2.2	21.5	
Office 2.3	30.5	
Lobby	2.5	
Roof Hatch	1.0	
SF Landing	16.5	
<b>TOTAL</b>	<b>83.0</b>	
<b>TOTAL GFA</b>	<b>306.5</b>	

\*\*\* Basement retained as YCT and separate storage lot



CAR PARK LAYOUT 1:200

### EPC

51-75 **C** 68 | C

### Tenure

The property is freehold, subject to vacant possession.

### Price

Offers over £1 million.

### Rates

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

Rateable Value £32,250

Rates Payable £15,802.50

### VAT

The vendor has opted to tax this property.

### Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required.

### Further Information

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