

TO LET RETAIL / OFFICE

**UNIT 1, RYEDALE HOUSE
YORK
YO1 9NX**



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.

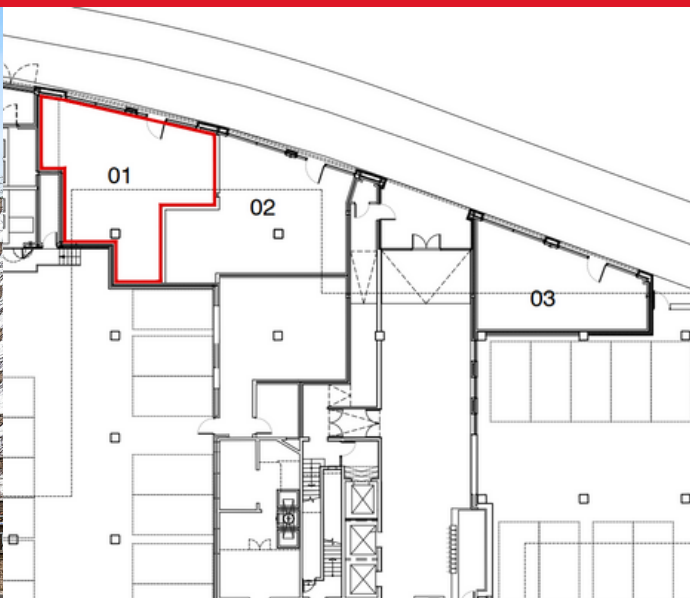
2 Bar Lane York YO1 6JU

01904 622226

www.stapletonwaterhouse.com

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Accommodation

The unit provides the following approximate gross internal floor area:

Ground Floor 840 sq ft.

Services

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

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.

The Development

The commercial unit will provide a developer's shell with glazed retail frontage. Any incoming tenants would be expected to fit out the premises at their own cost, including WC, kitchen, electrics, ceiling, floor, etc.

EPC

TBC

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Lease Terms

The property is offered on a five year lease term on full repairing and insuring terms.

Rent

£18,000 per annum

Rates

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

Rateable Value: NOT LISTED

Rates Payable: NOT LISTED

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

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www.stapletonwaterhouse.com

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