

**SUITE 2B, 18 BACK SWINEGATE, YORK, YO1 8ZD**

**TO LET OFFICE SPACE**

**STAPLETON  
WATERHOUSE**



#### 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 the First 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.

**01904 622226**

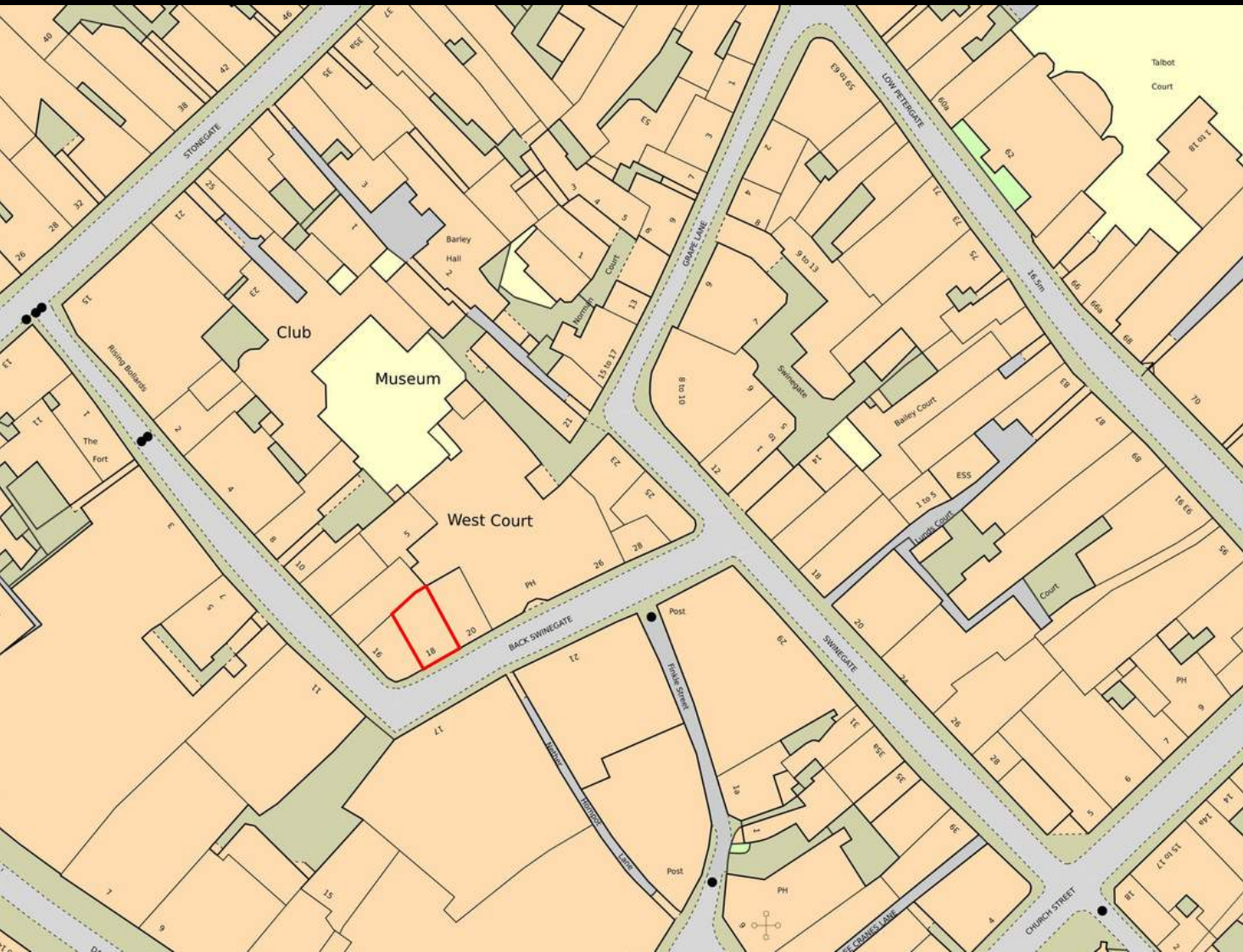
**[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)**



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### Accommodation

The unit provides the following approximate dimensions and net floor areas:

*Second Floor Office 1,400 sq ft  
Communal Entrance Lobby  
Shared W/C and Showers*

### Services

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

### Planning

The property is not listed but it is situated within a conservation area.

Use Class E - Office use as designated under the new Use Class Order (2020).

### EPC

76-100

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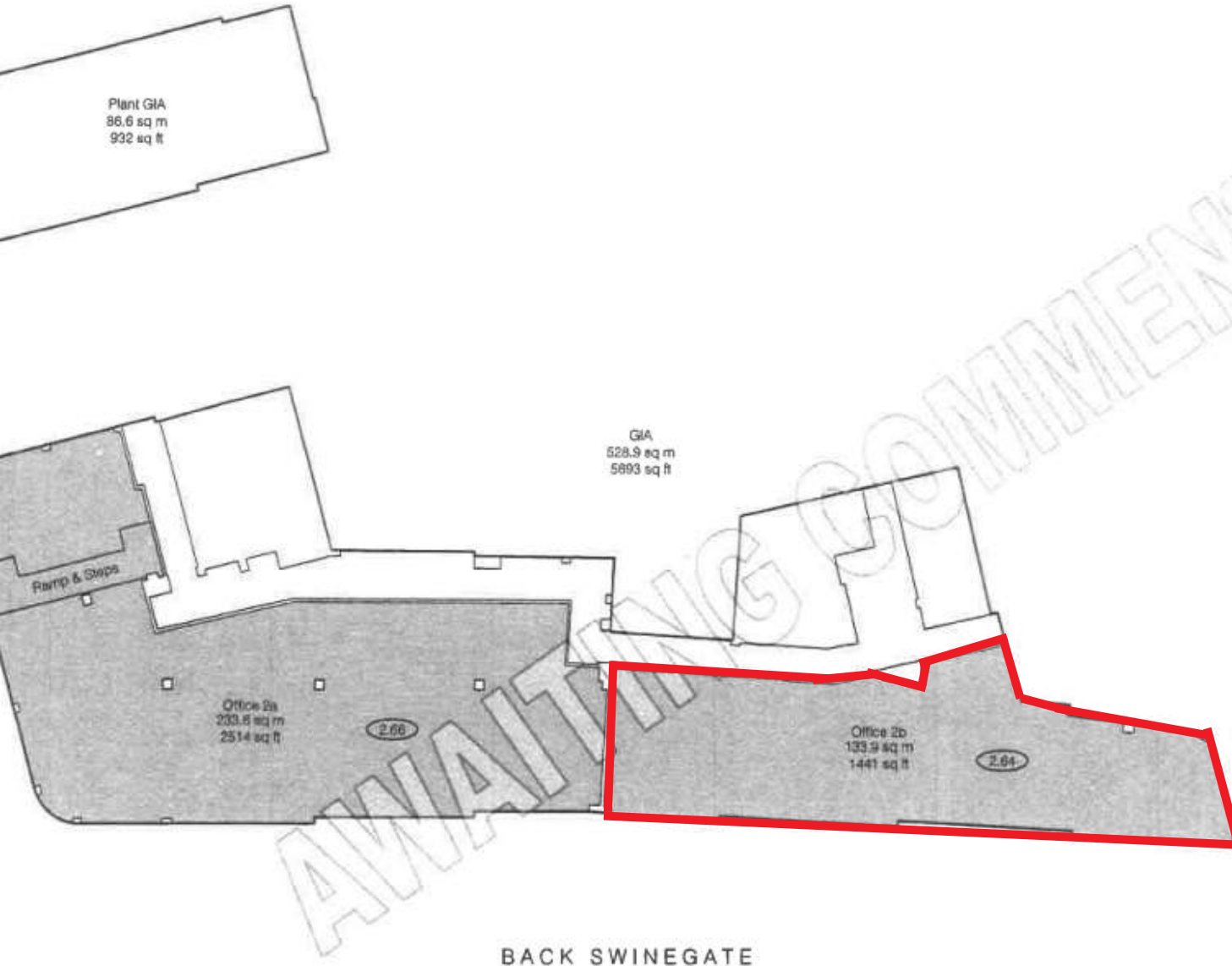
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**Lease Terms**

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.

**Service Charge**

A Service charge is applicable in addition to the rent, this is approximately £9 / sq ft plus utilities and subject to annual review and reconciliation.

**Rent**

£25,000 per annum plus VAT

**Rates**

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

Rateable Value: £13,000

Rates Payable: £6,400

*Rates Payable: Based on the above, we expect that 100% small business allowance will be available.*

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#### **VAT**

All costs exclusive of VAT.

#### **Legal Costs**

Tenant will be responsible for their own legal cost incurred in the transaction and will also be required to make a contribution towards the Council's costs in the region of £1,250.

#### **Further Information**

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