

UNIT C, RYEDALE HOUSE, YORK, YO1 9NX

OFFICE FOR SALE

**STAPLETON
WATERHOUSE**

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 .

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 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.

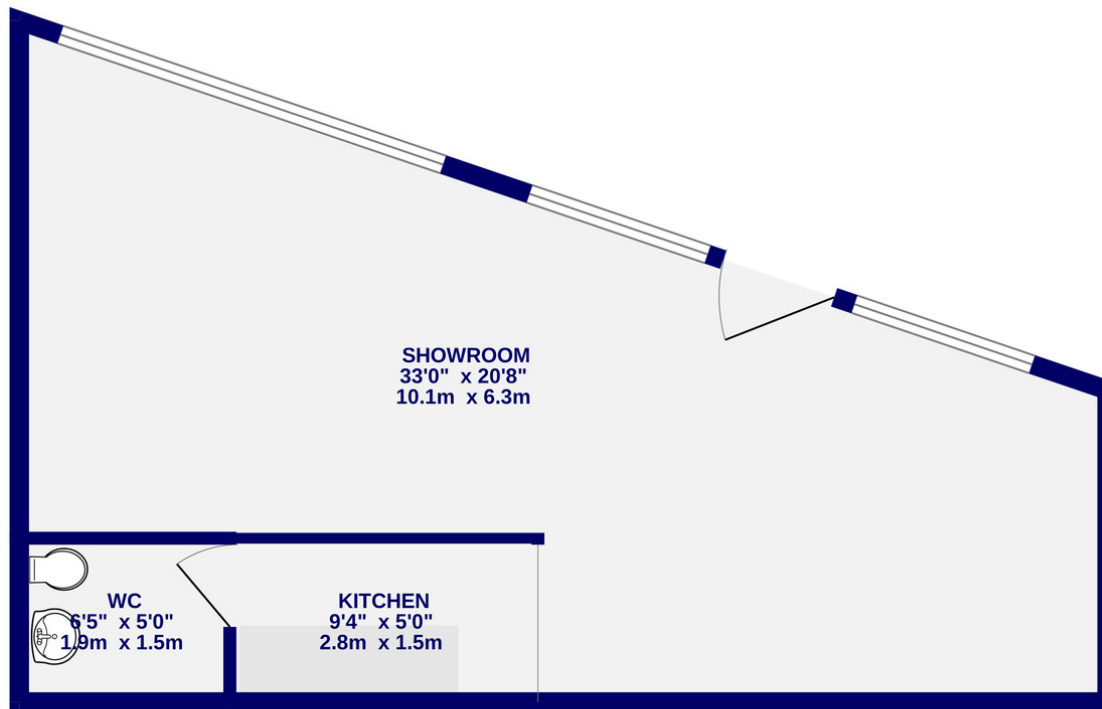


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Accommodation

The unit provides the following approximate gross internal floor area:

Ground Floor 550 sq ft

Ground floor modern office fitted out to an incredibly high standard, featuring large windows, a kitchenette, and WC.

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).

Tenure

The property is offered on a 250 year long leasehold from 20 August 2021.

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EPC

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Rates

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

Rateable Value: Waiting on VOA.

Rates Payable: Waiting on VOA.

Service Charge

£521.16 per quarter.

Price

Offers in excess of £175,000.

VAT

All costs exclusive of VAT.

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Legal Costs

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

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 from the successful tenant.

Further Information

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