

UNIT 2, 43 LAYERTHORPE, YORK, YO31 7UZ

FLEXIBLE BUSINESS SPACES TO LET

**STAPLETON
WATERHOUSE**

Location

The property is situated in Layerthorpe, one of the main thoroughfares into York city centre which links directly to the inner city ring road.

As such, the area is popular with large retailers wanting a city centre presence but with the benefit of customer parking and easy access to the inner and outer ring roads.

The property is situated adjacent to Halfords and in close proximity to Carpet Right, Topps Tiles, National Tyres, Asda, Morrisons and Waitrose.

Description

This property is fully refurbished with double portal frame retail / industrial unit with a clear operational height of 11.8 ft. The building has a pitched room with insulated steel cladding and roof lights.

The unit provides kitchen facilities and WC/changing rooms, with 3 phase 415v incoming electricity supply.



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Accommodation

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

5,000 sq ft

The unit comes with 10 car parking spaces.

Services

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

Planning

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

Designated as E, under the new Use Classes Order (2020) which permits: Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.

EPC

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Lease Terms

5 year lease on full effective and repairing insuring terms. and repairing insuring terms.

Service Charge

£556 plus VAT per unit paid quarterly.

Insurance

Tenant to make a contribution towards the landlords building insurance.

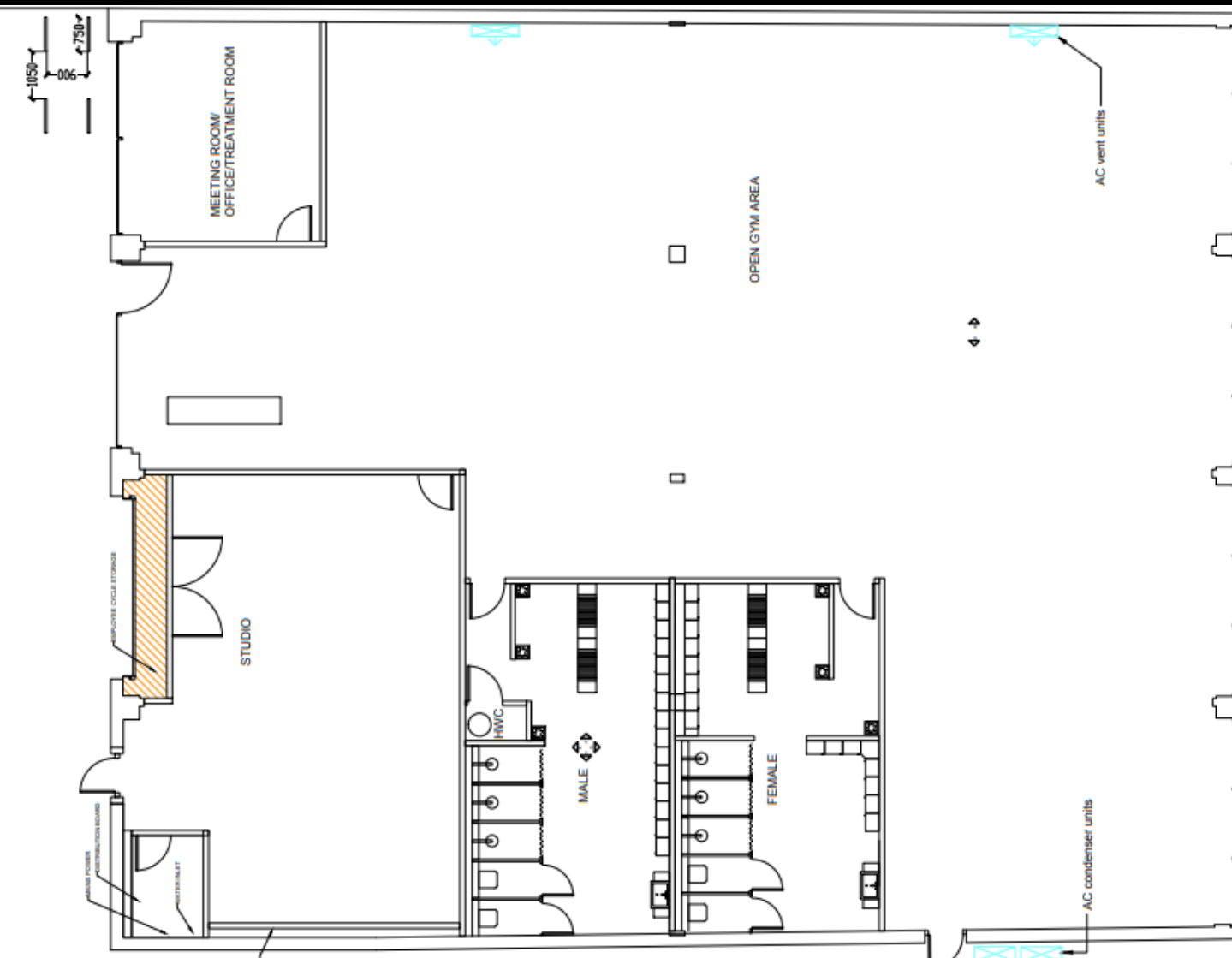
Rent

£50,000 per annum plus VAT.

Rates

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

Rateable Value:	£47,250
Rates Payable:	£23,152.50



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VAT

All costs exclusive of VAT.

Legal Costs

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

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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