

# 3 MILLERS YARD, YORK, YO31 7EB

## OFFICE TO LET

# STAPLETON WATERHOUSE



### Location

This property is located in Millers Yard, a courtyard off Gillygate in the centre of York. The area has a mixture of office, retail and leisure. Just a short stroll from Dean's Park and York Minster.

### Description

The premises provide good quality office accommodation over ground and first floors with kitchen, internal storage and staff toilets. Externally, there is 1 car parking space.

The property is available from January 2025.

### Accommodation

The unit provides the following approximate net internal floor areas:

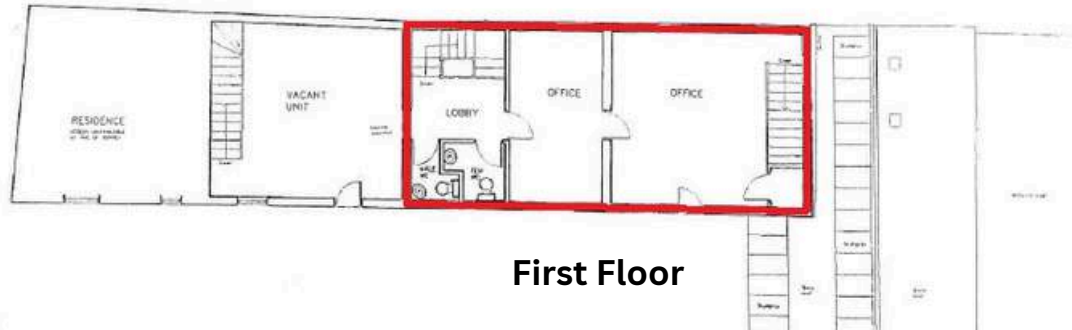
<i>Ground Floor</i>	<i>588 sq ft</i>
<i>First Floor</i>	<i>412 sq ft</i>
<b>Total</b>	<b>1,000 sq ft</b>

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### Rent

£20,000 per annum exclusive.

### Services

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

### Planning

The property is not listed. It is situated in a conservation area.

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

### EPC

51-75

**C**

67 C

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### Lease Terms

The property is offered on a five year lease. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

### VAT

All costs exclusive of VAT.

### Rates

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

Rateable Value: £17,000

Rates Payable: £9,292

### Legal Costs

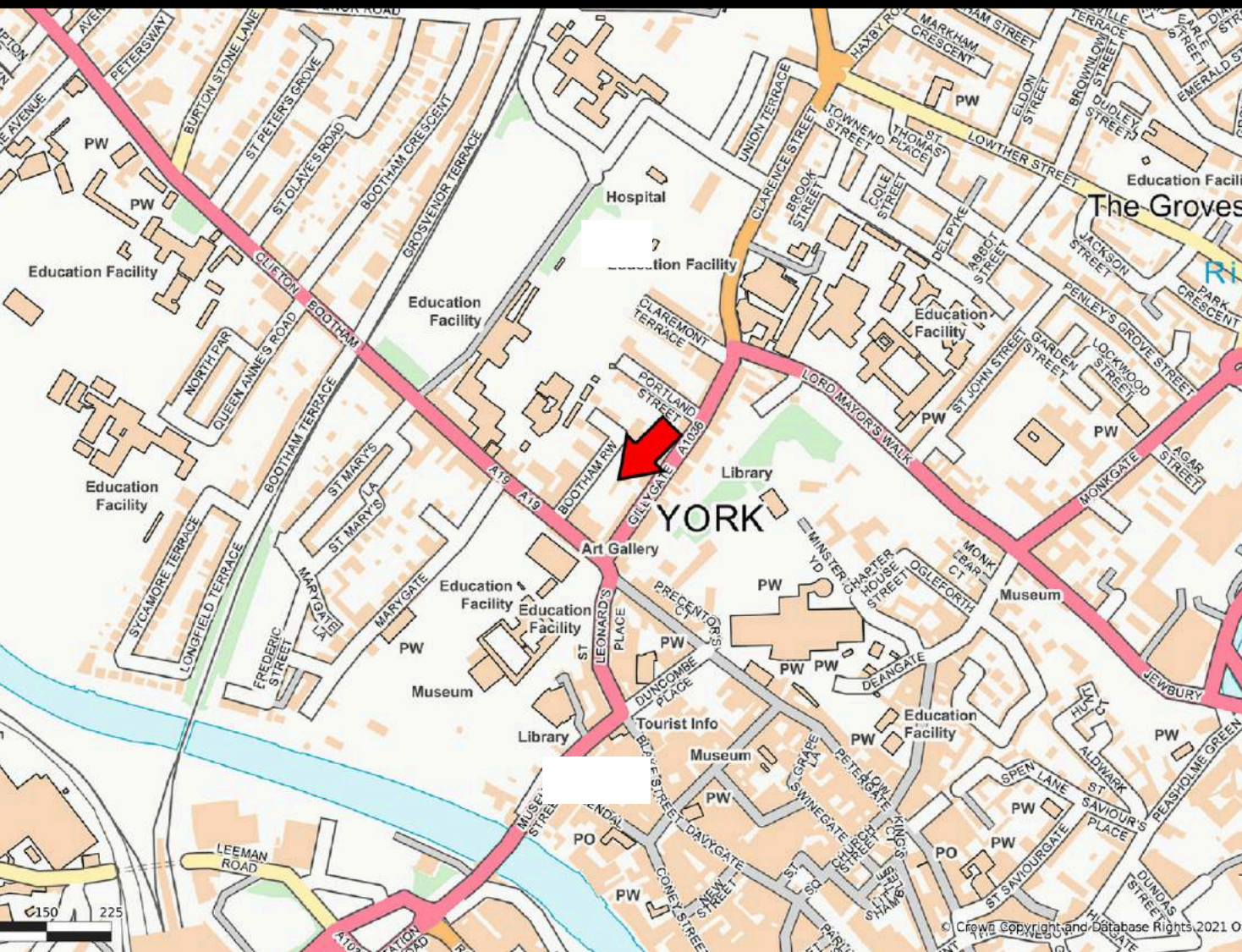
Each party will be responsible for their own legal cost incurred in the transaction.

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### 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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