

**1A MUSEUM STREET & 2 BLAKE STREET, YORK, YO1 7DT**

**RETAIL/OFFICE FOR SALE WITH VACANT POSSESSION**

# STAPLETON WATERHOUSE

## Location

The City of York has a dynamic economy with a strong retail core and 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 UK's major tourist destinations, ranked second only to London, boasting attractions including York Minster, The Jorvik Museum, and the National Railway Museum.

## Situation

The property is situated in central York occupying a prime trading location fronting the busy Museum Street and Blake Street and within close walking distance of The Minster, Coney Street, and Stonegate.

Nearby occupiers include York Explore Library, Museum Gardens, Yorkshire Museum, York Art Gallery, and York Theatre Royal.



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



# 1A MUSEUM STREET & 2 BLAKE STREET, YORK, YO1 7DT

## RETAIL/OFFICE FOR SALE WITH VACANT POSSESSION

# STAPLETON WATERHOUSE



### Heritage

Designed by Rawlins Gould in a distinct Italianate style and finished in 1860, 1A Museum Street was originally the offices for the York Poor Law Board of Guardians.

The building has a 2-storey 11-bay front, with curved corner bay. Constructed of orange brick with light stone facings and a slate roof.

### Accommodation

The property provides the following approximate gross internal floor areas:

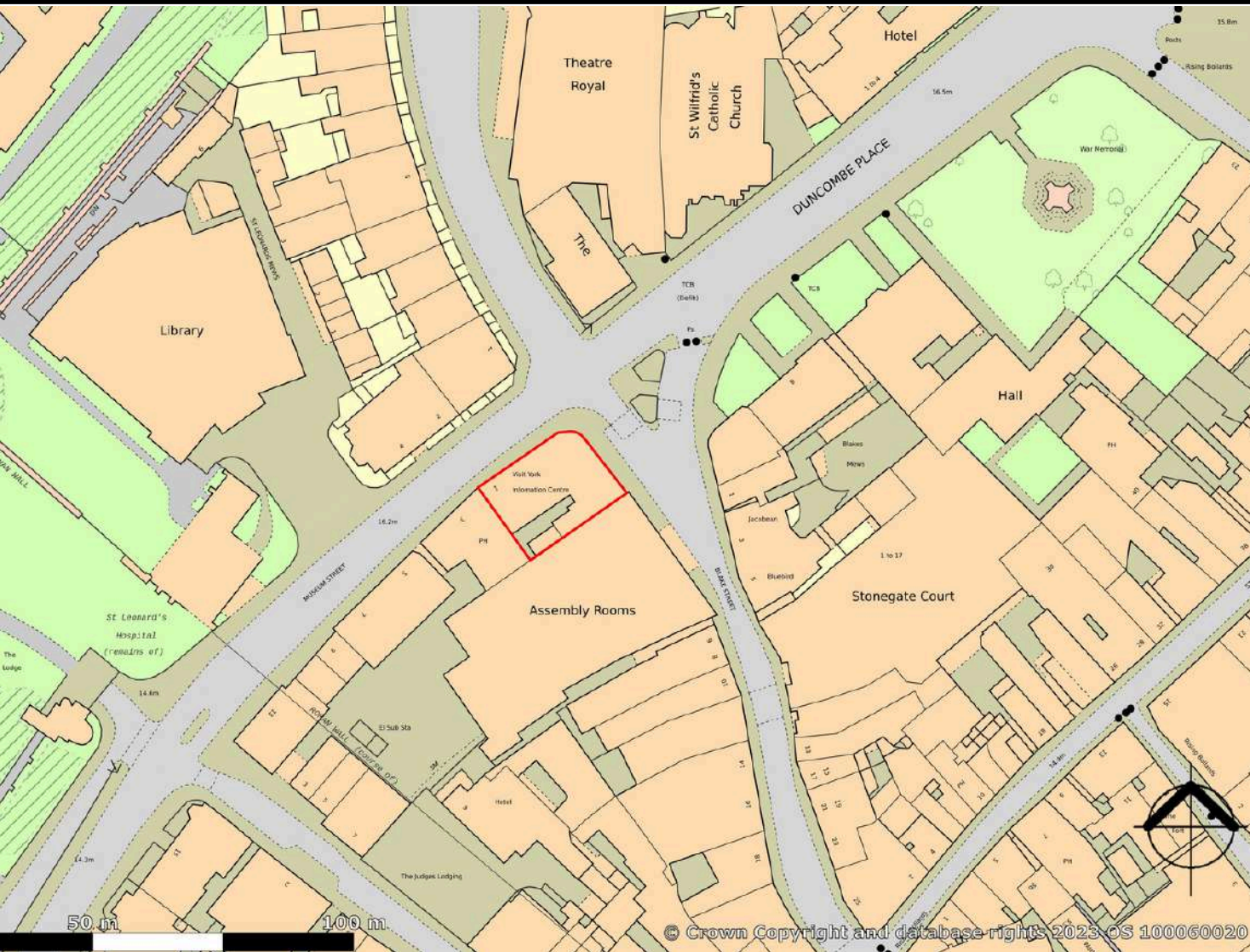
Ground Floor	2,525 sq ft
First Floor	2,750 sq ft
Second Floor	500 sq ft
<b>Total</b>	<b>5,775 sq ft</b>



# 1A MUSEUM STREET & 2 BLAKE STREET, YORK, YO1 7DT

## RETAIL/OFFICE FOR SALE WITH VACANT POSSESSION

# STAPLETON WATERHOUSE



### Planning

The property is a Grade II listed building and situated in a conservation area.

### EPC

101-125

**E**

113 E

### Tenure

Freehold sale with vacant possession.

### Rates

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

Rateable Value: £63,500

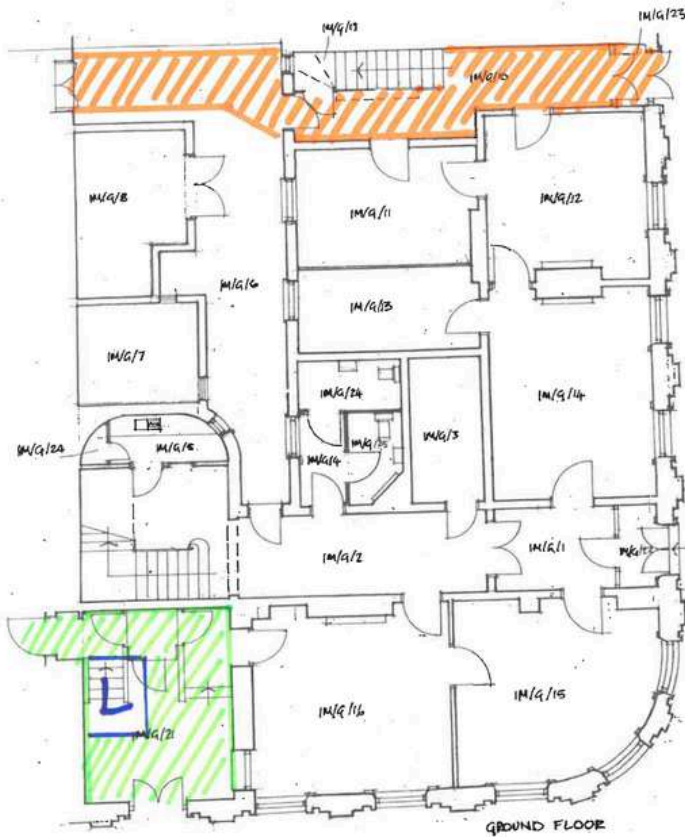
Rates Payable: £31,115

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

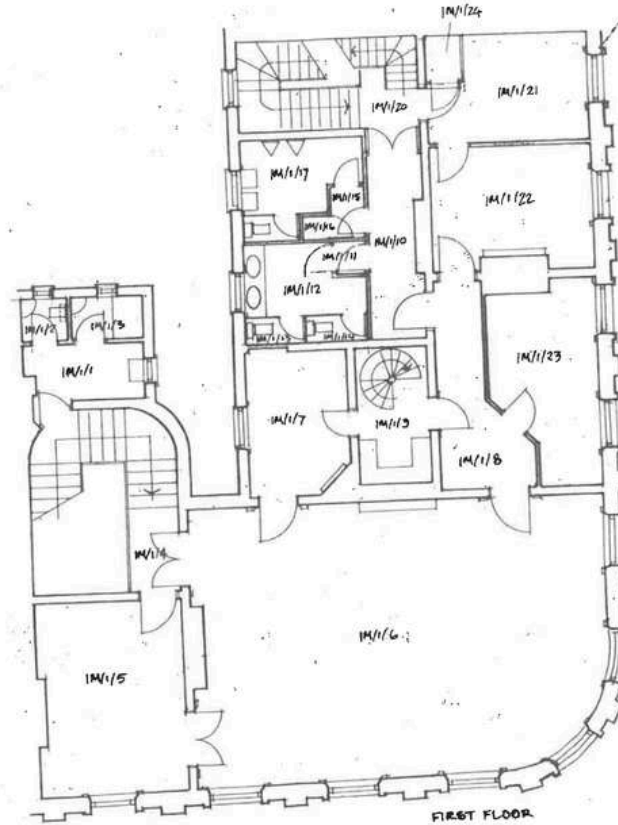
1A MUSEUM STREET & 2 BLAKE STREET, YORK, YO1 7DT

RETAIL/OFFICE FOR SALE WITH VACANT POSSESSION

STAPLETON  
WATERHOUSE



NB: BASED ON DRAWINGS PREPARED BY OTHERS. DO NOT RELY ON SCALED DIMENSIONS



1 MUSEUM STREET, YORK FOR  
YORK CONSERVATION TRUST LTD  
RICHARD PARKIN: ARCHITECT  
32 HAN STREET, BISHOPSTORPE, YORK YO23 2RB TEL: 01904 701919  
GROUND & FIRST FLOOR: AS EXISTING O802.1  
SCALE 1:100 APRIL 2008  
ROOM REFERENCE NOS.

### Fire Escape

The property is to be sold subject to emergency and disabled rights of way\* in favour of the adjoining Assembly Rooms in such position(s) as shall be agreed with the purchaser.

\*See adjacent plan for marked emergency and disabled rights of way.

### Right of Pre-emption

The seller shall be entitled to a right of pre-emption at open market value for a period of three years following completion of the sale.

### Price

Offers in excess of £1.25m.

### VAT

All costs are exclusive of VAT.

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



**1A MUSEUM STREET & 2 BLAKE STREET, YORK, YO1 7DT**

**RETAIL/OFFICE FOR SALE WITH VACANT POSSESSION**

# STAPLETON WATERHOUSE

## 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 purchaser.

## Legal Costs

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

## Further Information

David Waterhouse  
david@stapletonwaterhouse.com

Meggan Godwin  
meggan@stapletonwaterhouse.com

2 Bar Lane, York, YO1 6JU

01904 622226



Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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