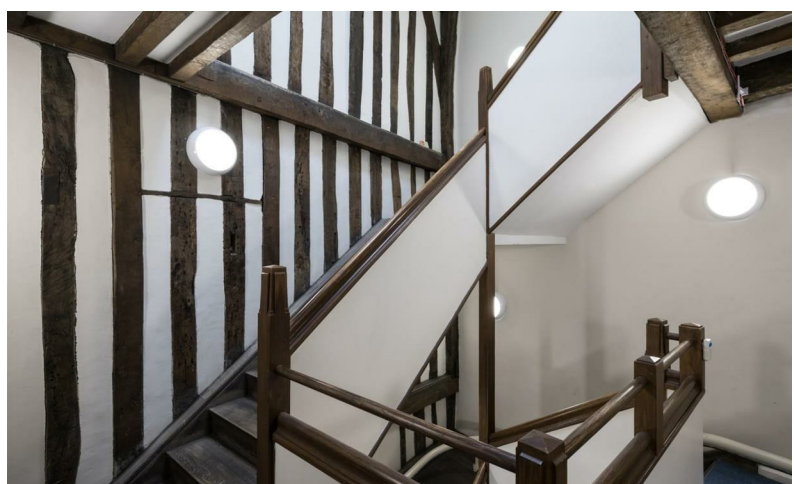




Occupying a prominent position at the top of the Shambles, this compact office suite is situated within an attractive Grade II listed building in the heart of York city centre.

The accommodation provides a practical and professional workspace, ideally suited to a small business, consultant or sole practitioner seeking a central base within one of the city's most recognisable locations.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

DESCRIPTION

This grade II listed property comprises a 3 storey brick built building dating from c.16th century. The wider property benefits from sash windows, security alarm and door entry system, gas central heating, good kitchen and W.C facilities and telephone/data points.

Net Internal Area - 28 sq.m (301 sq.ft)

LOCATION

Positioned at the top of York's historic Shambles, this office suite offers a unique opportunity to establish your business in one of the city's most iconic locations. Shambles is internationally recognised, being one of the best-preserved medieval streets in Europe.

Excellent transport links and a number of car parks are accessible within a short-walk of the property.

SERVICES

The office suite benefits from mains electricity, which is re-charged according to the floor area occupied.

LEASE TERMS

The office suite is offered by way of a new lease for a minimum of 3 years. A service charge is payable in addition to the rent re-charged on a fair proportion basis. The service charge projection for 2026-2027 is £3,693 for the year

RATEABLE VALUE

Rateable Value: £3,850

Interested parties are advised to contact the council's Business Rates Department on telephone: 01904 551140, or email: business.rates@york.co.uk for details of any rates payable in connection with the premises.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 84. A full copy of the certificate is available upon request

VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephensons Estate Agents (Commercial & Development) - 01904 625533.

COSTS

A contribution to the Landlords costs will be expected.

VALUE ADDED TAX

All figures quoted are exclusive of VAT.

Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Associate Partners:

N Lawrence
I Jarvis MNAEA