

TO LET

FIRST & SECOND FLOOR OFFICES

1,140 Sq Ft / 106 Sq M



**7/9 PICCADILLY
YORK
YO1 9PB**

LOCATION

The premises are located within central York at the top of Piccadilly close to its junction with Parliament Street & Pavement. Piccadilly connects the prime retail core of central York with the inner city road.

DESCRIPTION

The available self-contained offices at first & second floor level are accessed from a single entrance off Piccadilly. Both floors provide a mixture of partitioned larger and smaller offices with a fitted kitchen area located at second floor level. Please see attached office layout plans. The offices are heated by a gas fired central heating system and W/C facilities are located off the interconnected stair well.

ACCOMMODATION

First floor - 585 sq ft / 54 sq m
Second floor - 555 sq ft / 52 sq m
Total - 1,140 sq ft / 106 sq m

TERMS

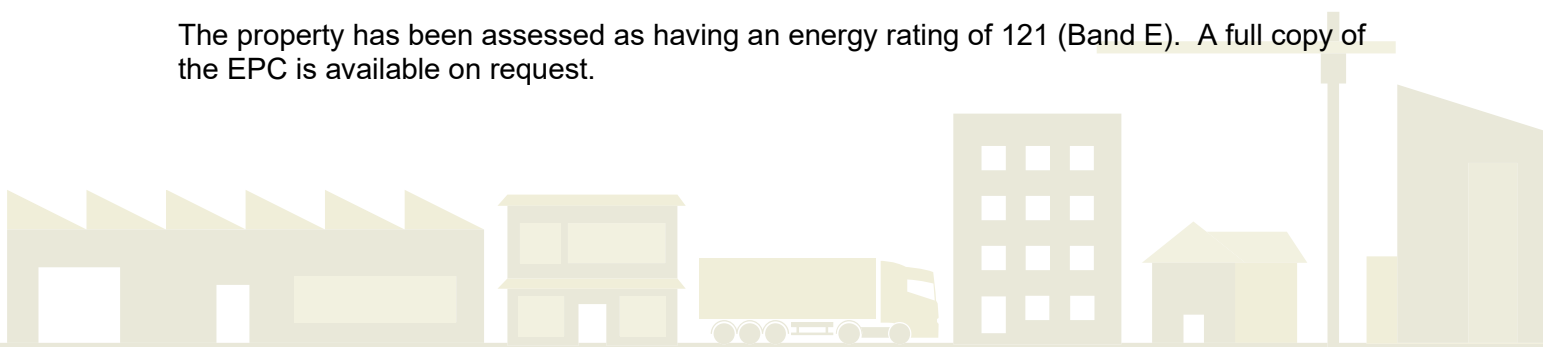
The office area available to let by way of a new lease for a term of years to be agreed at an initial rent of £15,000 per annum exclusive.

RATES

The premises currently have a split assessment over both floors which will need to be re-assessed, however, it is anticipated that the combined RV will be sub £12,000 allowing the opportunity to claim maximum small business rates relief.

EPC

The property has been assessed as having an energy rating of 121 (Band E). A full copy of the EPC is available on request.



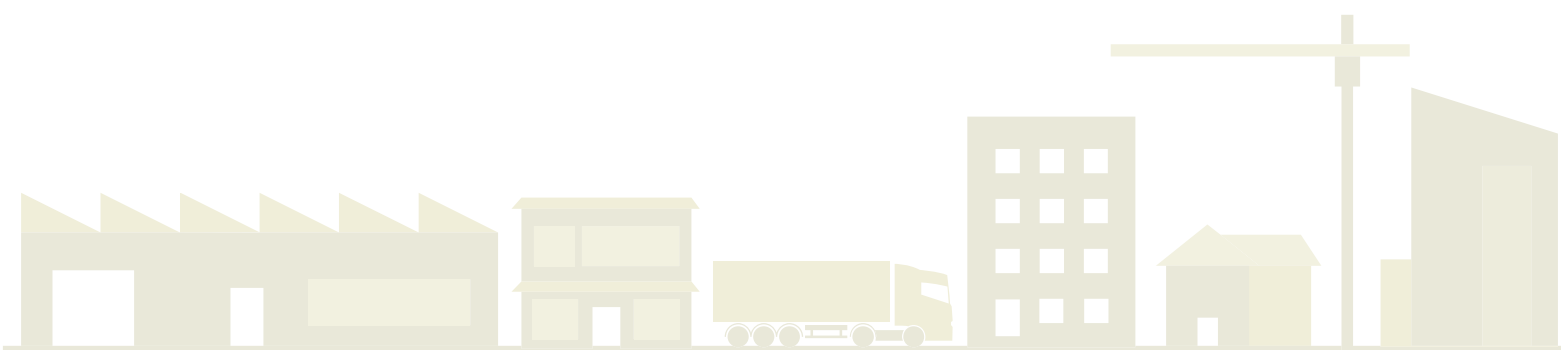
SERVICE CHARGE

The tenant will contribute in due proportion towards a service charge for maintenance and repair of the common parts of the building. The 2024/5 budget is £3,900.60.

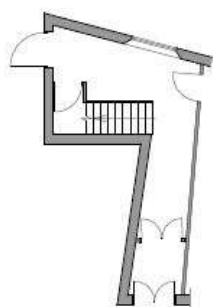
FURTHER INFORMATION / VIEWING

CARTER TOWLER
01904 217 941

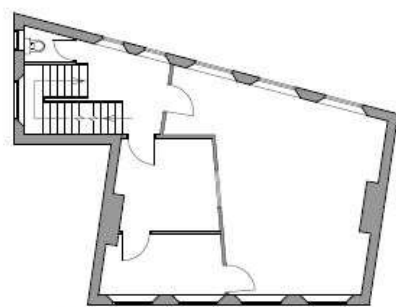
Miles Lawrence
mileslawrence@cartertowler.co.uk
07711 868 336



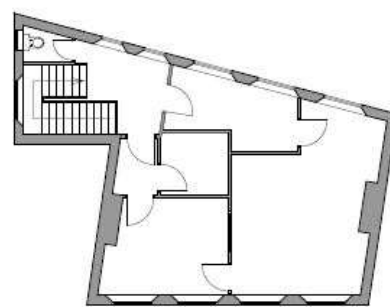




7/8 PICCADILLY, YORK:
GROUND FLOOR



7/8 PICCADILLY, YORK:
FIRST FLOOR



7/8 PICCADILLY, YORK:
SECOND FLOOR

Features			
Client	Project		
HANRO LIMITED	7/8 PICCADILLY YORK		
Title	ROOM LAYOUT PLAN		
Scale (BA3)	Date	Project No.	Draw No.
1:100	FEBRUARY 24	23-0023	100



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