



Bowcliffe

TO LET (May Sell)
High Quality Prominent Ground Floor Unit
Suitable for a mixture of uses
790 sq ft (73.39 sq m)



Unit 1, Ryedale House
Piccadilly
York
YO1 9NX

LOCATION

The property is situated on Piccadilly in the heart of York city centre within a short walk from the main retail core and York Railway Station. The main bus routes around the City and services to the outer conurbations and all the main arterial Park & Rides are all in close proximity as well as the national networks to Leeds, Harrogate, Malton, Bridlington and Selby.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

Neighbouring occupiers include Lupton Fawcett Solicitors, RG Law, Siemens, Hampton by Hilton, Tesco Express and NCP car park.

DESCRIPTION

Unit 1, Ryedale House provides high quality prominent ground floor accommodation.

The ground floor suite benefit from the following: -

- Open plan accommodation
- Air conditioning
- Raised access floor
- Suspended ceilings with LED lighting
- Fully carpeted
- WC
- Shower
- Kitchen

ACCOMMODATION

The unit provides the following approximate Gross area:

Ground floor – 790 sq ft (73.39 sqm)

Planning

The unit is situated within a Conservation Area. The unit has a Use class 'E' consent under the new Use Classes Order (2020).

The unit could be suitable for a mixture of uses under use class 'E'.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £18,000 per annum exclusive.

Alternatively, our client may consider selling the unit at offers in excess of £250,000 + VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The accommodation will have to be assessed by the Valuation Office.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

EPC

An EPC is available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the joint letting agents, Bowcliffe.

Bowcliffe

Contact: Matthew Tootell

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Email: mt@bowcliffellp.com

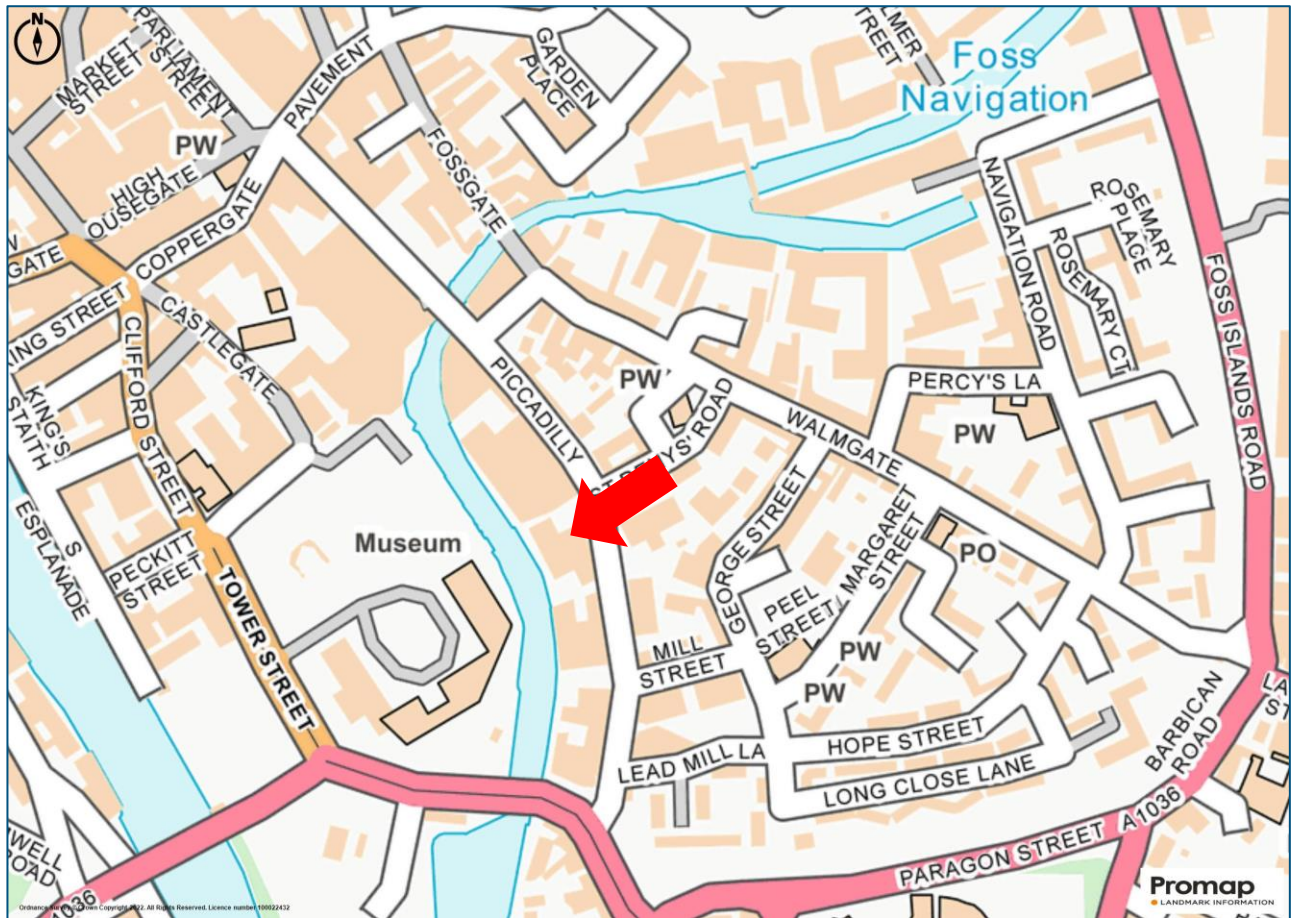
Stapleton Waterhouse

Contact: David Waterhouse

Tel: 01904 622226

Email: david@stapletonwaterhouse.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.