



## 1/2 BRIDGE STREET YORK. YO1 6WD

Extending to 2,342 sq.ft. (217.57 sq.m.) first, second and third floor office space (a cellular arrangement with central heating) with private 'High Street' entrance located at one end of Ouse Bridge within the City Centre. The City's prime retail area, car parks and rail station are within what most would regard as easy walking distance from this 'riverside' location.

**CITY CENTRE OFFICES  
TO LET - NEW LEASE**

**LEASE RENT:  
£22,500 P.A. (EXCL.)**

## ACCOMMODATION

### Ground Floor (No.1 Bridge St.)

Entrance Lobby/Stairs:

#### First Floor

Landing (No.1):

Front Office/Reception: 243 sq.ft. (22.57 sq.m.)

Rear Office: 230 sq.ft. (21.36 sq.m.)

Landing (No.2)

Front Office: 182 sq.ft. (16.90 sq.m.)

W.C. - -

Rear Office: 119 sq.ft. (11.05 sq.m.)

#### Second Floor

Landing (No.1)

Front Office: 231 sq.ft. (21.45 sq.m.)

Inner Lobby

Ladies W.C.

Gents W.C.

Rear Office: 163 sq.ft. (15.14 sq.m.)

Landing (No.2)

Front Office: 180 sq.ft. (16.72 sq.m.)

Kitchenette (with boiler cupboard) 27 sq.ft. (2.50 sq.m.)

Rear Office (currently partitioned): 115 sq.ft. (10.68 sq.m.)

#### Third Floor

Landing (No.1)

Front Office: 250 sq.ft. (23.22 sq.m.)

Rear Office: 275 sq.ft. (25.54 sq.m.)

Landing (No.2)

Front Office: 179 sq.ft. (16.62 sq.m.)

Cupboard (Server) 34 sq.ft. (3.15 sq.m.)

Rear Office: 114 sq.ft. (10.59 sq.m.)

## BUSINESS RATES

An inspection of the Valuation Office Agency's website ([www.voa.gov.uk](http://www.voa.gov.uk)) and enquiries to City of York Council (Tel: 01904 551140) revealed the following information:-

Rateable Value:	£22,500	(2017 Valuation List)
Business Rates Payable:	£10,413.56 *	(2017/2018 Financial Year)

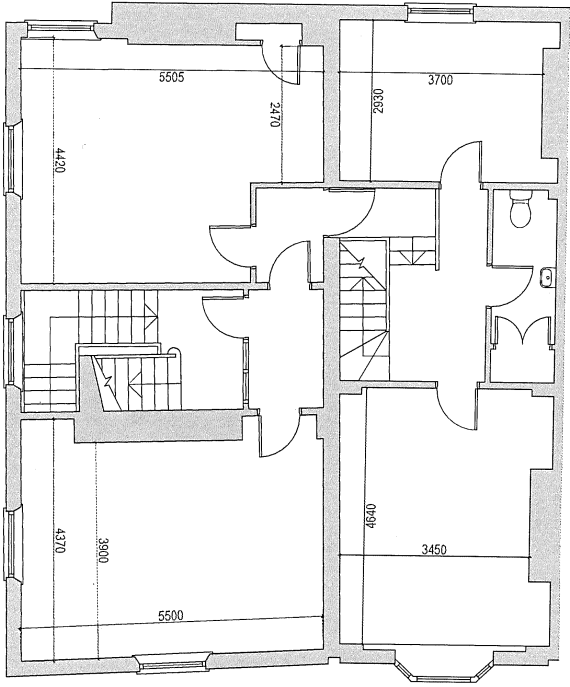
We recommend that interested parties verify the above information using contact details provided.

\* includes an element of transitional relief.

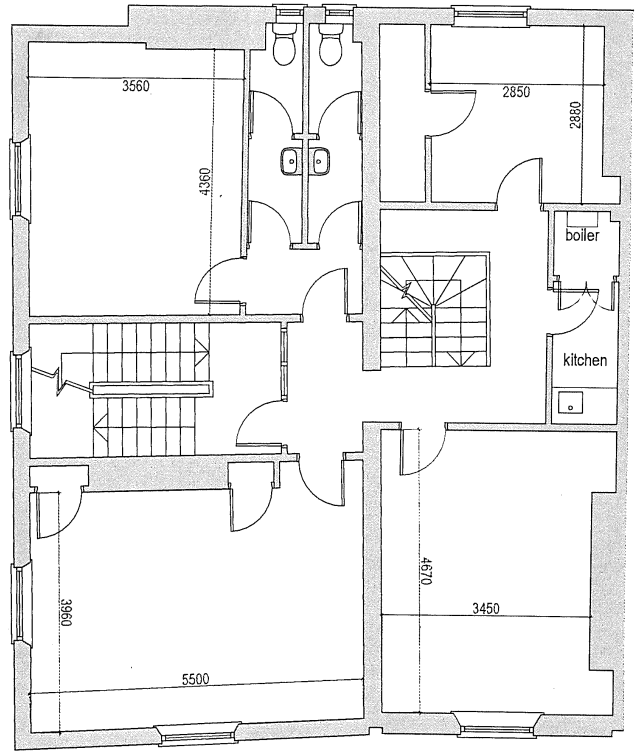
## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available for this property on request.

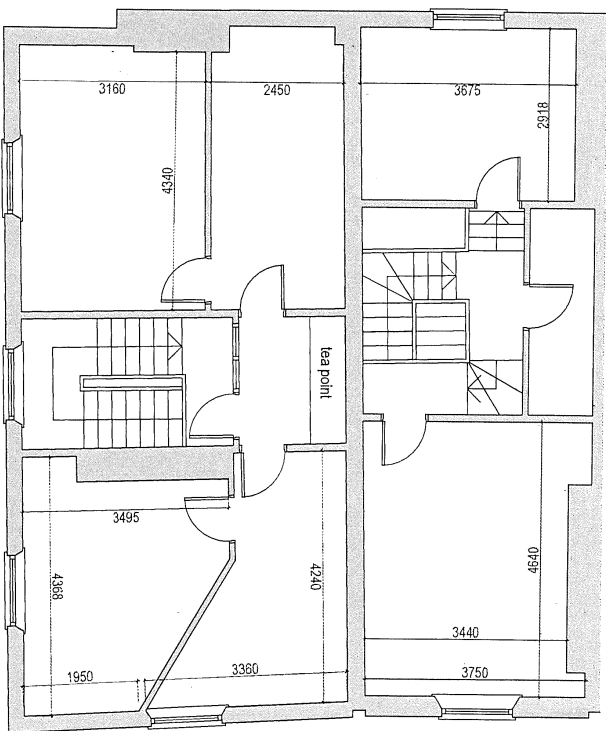
# FLOOR PLANS



**First Floor**



**Second Floor**



**Third Floor**

## LEASE DETAILS

The property is available to let on a new lease the length of which is negotiable. The Tenant will be responsible for internal repairs and decoration together with payment of a service charge which covers a proportionate part of those costs incurred by the Landlord in repairing, maintenance, insurance, etc. of the building of which the offices form part. Each party will pay its own legal costs.

## PHOTOGRAPHS



## LOCATION PLAN



### IMPORTANT NOTICE

These particulars including photographs, plans, etc. are provided subject to the following terms:-

1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract.
2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the Vendors or Lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the adequacy, efficiency or condition.
3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive.
4. Dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Personal inspection, enquiry, and the taking of independent advice is imperative before a contract is entered into.
5. Current availability of this property should be checked before travelling to view.