

OFFICES TO LET CENTRAL YORK

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



84-86 WALMGATE, YORK, YO1 9TL

GROUND AND FIRST FLOOR OFFICES AVAILABLE AS A WHOLE OR IN PARTS

MODERN OPEN PLAN SPACE WITH LIFT ACCESS, SUSPENDED CEILINGS AND AIR CONDITIONING

PROVIDES IPMS AREA OF 297.10 SQ.M (3,198 SQ.FT)

LOCATED WITHIN THE CITY WALLS, CLOSE TO BOTH THE INNER RING ROAD AND CITY CENTRE FACILITIES

TO LET: £53,000 PER ANNUM

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

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Regulated by **RICS**[®]

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

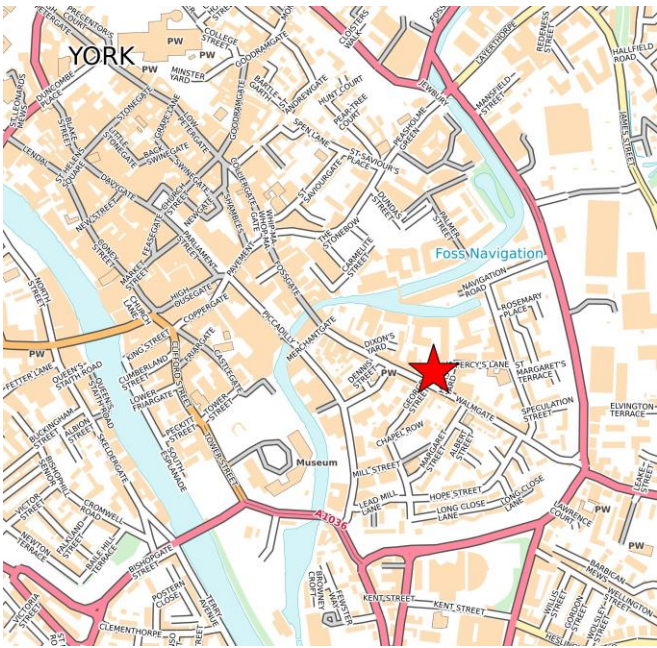
The property comprises the ground and first floors of a three storey building. The accommodation is generally modern open plan space with a separate reception area with shop front to the ground floor.

There is a communal kitchen/staff room and toilets to the ground floor plus a further communal toilets and meeting room to the first floor.

The accommodation also benefits from a passenger lift connecting the floors plus suspended ceiling and air conditioning units providing cooling and heating.

LOCATION

The property is situated in York City Centre, approximately 300 metres from the Inner Ring Road and a similar distance from the main retail core. Walmgate comprises an eclectic range of occupiers and uses such as restaurants, local retailers, apartments and hotels.



ACCOMMODATION

Description

Ground Floor	Access via Hursts Yard
Reception Office	31.22 sq.m. (336 sq.ft) Entrance door from Walmgate and inner door to Communal Hall
Main Office	117.56 sq.m. (1,265 sq.ft.) Open plan with partitioned ancillary meeting room.
Kitchen/Staff Room	Communal facility for the building.
Toilets	Providing three separate cubicles.
First Floor	Accessed via a passenger lift and stairs
Main Office	148.32 sq.m. (1,597 sq.ft.) Open plan with direct lift access and separate smaller office
Meeting Room	Communal facility for the building.
Toilets	Providing three separate cubicles.

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£54,000 (whole building/3 floors)

FIXTURES AND FITTINGS

Some or all of the office furniture may be available for a tenants use.

LEASE TERMS

The property is available to let at a rent of £53,000 per annum. The landlord would consider separate lettings of each floor with the ground floor at £28,000 per annum and the first floor at £25,000 per annum.

In addition to the rent there will be a service charge to cover business rates, utilities, cleaning, maintenance and building insurance.

The tenant will be responsible for their own broadband/telephone costs and installation.

The lease will be excluded from the security of tenure provisions (Sections 24-28) of the Landlord & Tenant Act 1954.

The tenant may be required to provide a rent deposit equivalent to a minimum of three months' rent and pay the rent either quarterly or monthly in advance. The landlord may require the tenant to provide references, a guarantor and financial information.

VALUE ADDED TAX

VAT may be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

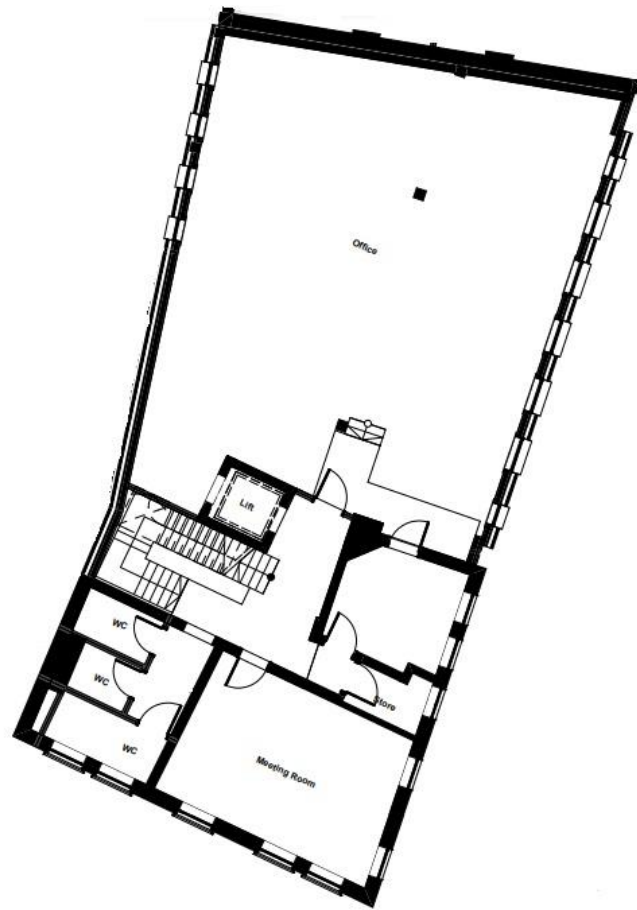
COSTS

Each party will be responsible for their own legal costs.

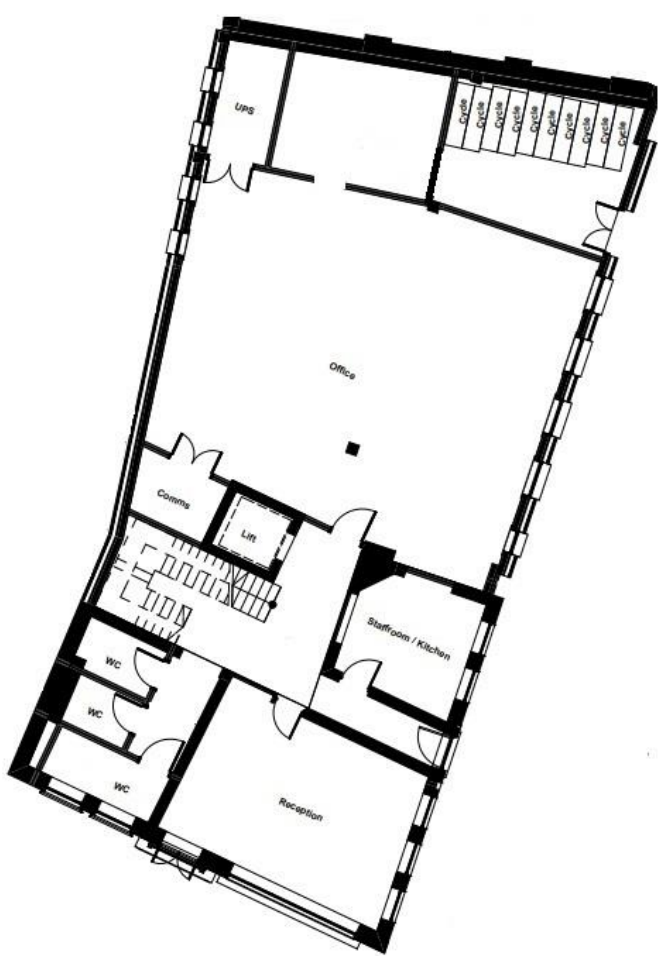
VIEWING

Strictly by appointment with the sole letting agents.





First Floor



Ground Floor



AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the 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, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C2114

25 October 2023