

**133 Lowther Street  
YORK  
YO31 7NA**



## **VERSATILE 1<sup>st</sup> FLOOR BUSINESS SPACE**

- **First floor of 2 storey building**
- **Current mixed commercial use**
- **Close to amenities and facilities**
- **Good road and public transport**
- **Effective open plan layout**
- **Self contained accommodation**

# **TO LET**

**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**M|P|C**

## LOCATION

The property occupies a prominent and busy position on Lowther Street that connects Haxby Road to Huntington Road just to the north of York city centre. York General Hospital is nearby. It is a very convenient location which benefits from good public transport connections and a range of good local amenities with the extensive retail, leisure and service amenities of York City Centre and the wider York area being readily accessible. Additionally both the A1036 inner ring road and the A1237 North York ring road can be easily reached thereby providing good road access. The city centre is actually within walking distance of the subject property. Of note is the accessibility of the property to Yorks train station with connections to London and many other major towns and cities in less than 2 hours.

## DESCRIPTION

The subject property comprises the first floor of a purpose built commercial building of cavity brick construction. The ground floor of the property is a popular supermarket.

Internally the property provides a roomy loft style commercial space that is primarily open plan style with a smaller rear room and includes;

- Separate entrance
- Fluorescent lighting
- Gas central heating
- Main room with partitioned office
- kitchenette
- W.C.

The property is also connected for electricity, water and drainage.

The property could lend itself to a range of commercial or other uses (subject to planning)

## FLOOR AREA (NIA)

The offices provide a net internal floor area of approximately;

153.62 sq m (1,653 sq ft)

## SERVICES

The property is connected for mains gas, electricity, water and drainage.

## LEASE AND RENTAL

The property is available by way of a new lease. Please contact us for further information.

The asking rental is £15,000 per annum

## RATEABLE VALUE

The property is to be separately rated.

## VAT

The rent will be subject to VAT at the applicable rate.

### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

## EPC

Available on request as and when required.

## VIEWING

Viewings are by prior appointment with the sole agents McBeath Property Consultancy **07725 416002** or **01904 692929** or [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk). Subject to Contract – 060616rev100220



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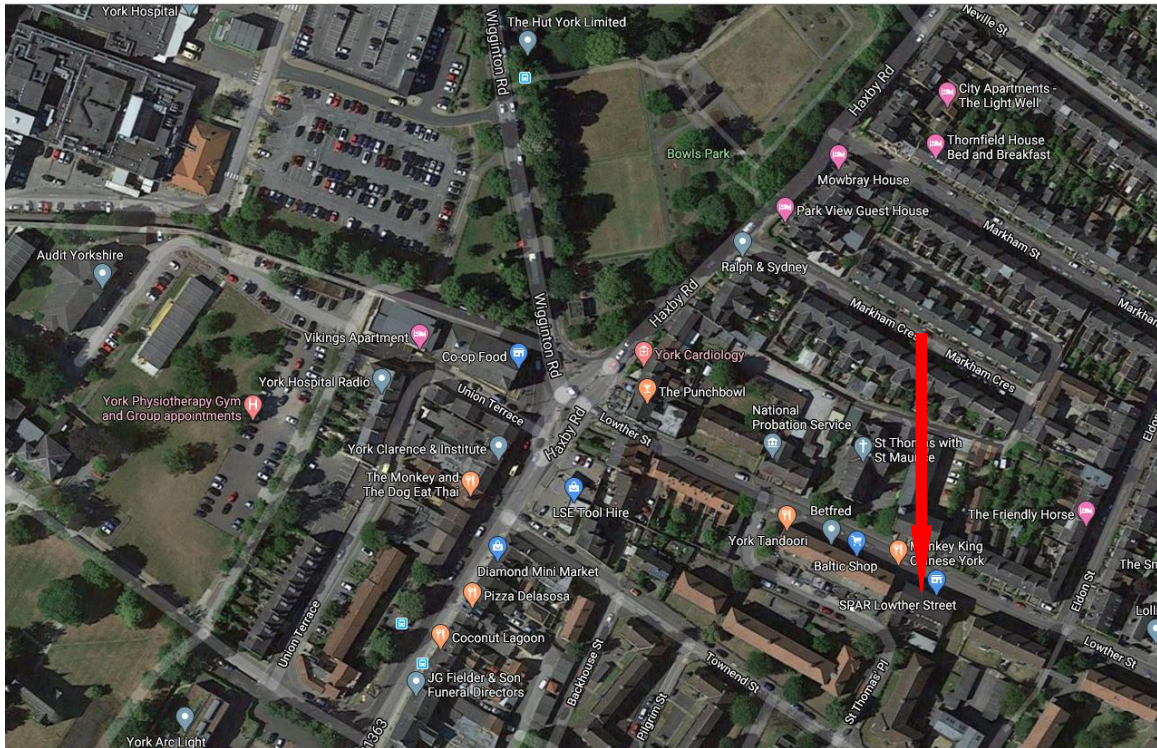
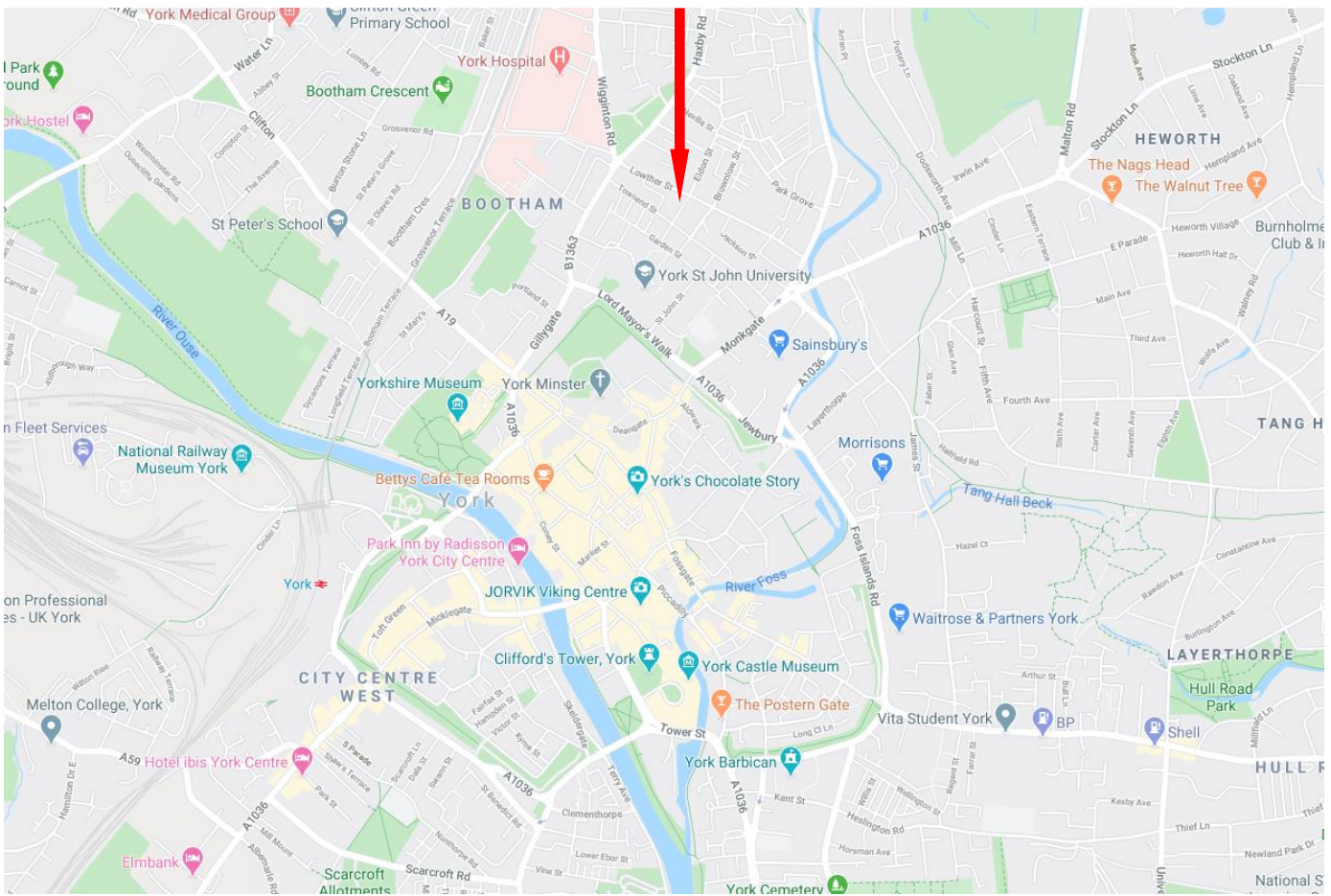
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