

# York, City Centre

9-13 Davygate, YO1 8QR



## Office suite in excellent central position.

- Superb position in York City Centre
- Close to York Minster and all shops and attractions
- Walking distance to bus and train stations
- New lease available
- Effective open plan layout
- New heating/aircon, redecorated and new flooring
- Refurbished W.C.

# TO LET

## LOCATION

The premises are situated with frontage to Davygate in the heart of York city centre. Davygate forms part of the prime central shopping and leisure circuit and is close to a number of other notable streets such as Coney Street and Parliament Street. The attractive St Helens Square and St Sampsons Square are almost adjacent.

The main bus and rail stations are nearby, as well as the world famous York Minster and the extensive range of amenities and services in Yorks historic central area.

Davygate is an attractive pedestrianised street comprising a mix of distinctive modern and historic architectures. The street is also a mix of trading types with retail, café/restaurant, residential and office uses.

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

## DESCRIPTION

The property comprises the 2<sup>nd</sup> floor of a 3 storey building of cavity brick construction.

The office suite is accessed from a separate ground floor entrance and staircase. Internally it is currently laid out to provide a refurbished open plan office area.

There are good levels of natural light from windows to the front and rear elevations.

There are shared WC facilities on the 1<sup>st</sup> floor half landing and refurbished WCs on the 2<sup>nd</sup> floor half landing.

There is recently upgraded air conditioning.

## FLOOR AREA (approx. to NIA)

We have calculated that the office has a floor area of 127.97 sq m (1,377 sq ft)

## SERVICES

We are advised that both properties are connected for mains electricity, water and drainage.

## LEASE TERMS

The property is available on effective full repairing and insuring terms for a term of years to be agreed.

The asking rent is £20,000 per annum.

## RATEABLE VALUE

We have made enquiries via the Valuation Office website which suggest the property has the following rateable value (2023);

£13,500

The rateable value will be subject to the uniform business rate in the £ to assess rates payable.

## EPC

The property has an excellent EPC 'A' rating.

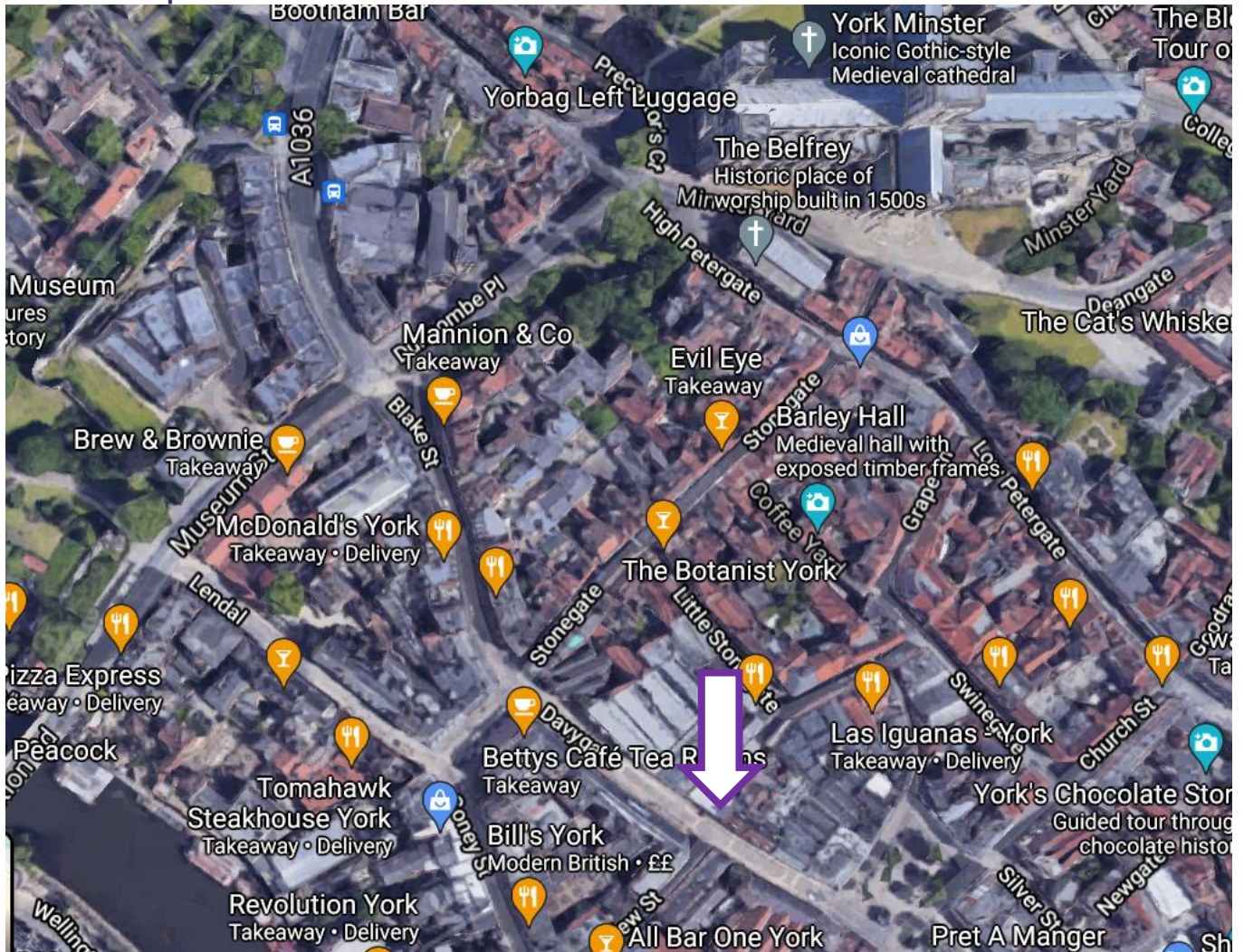
## VAT

The rent is subject to VAT. Interested parties must make their own enquiries in this regard.

## VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929

## Location Map





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