



**SMALL SUITES - 53 THE TANNERY
LAWRENCE STREET
YORK. YO10 3WH**

Suite of 600 sq.ft. (55.74 sq.m.) with a difference – an impressive conversion within a mixed residential/office development just outside the City's Bar Walls. Just off a main route into the City (A1079) yet within what most would regard as easy walking distance of the City's retail core, an ideal environment for business has been created within a gated courtyard. Features of this property include an exposed brick vaulted ceiling, open plan workspace, heating and parking space. The W.C.'s and kitchenette are shared with the adjoining occupier. For those looking for a larger area a further suite of approx 850 sq. ft. again with parking is available.

**600 sq.ft. (55.74 sq.m.)
OFFICES TO LET**

**£7,200 P.A. (EXCL.)
NEW SUB-LEASE**



ACCOMMODATION

Offices – N.I.A.:	600 sq.ft.	(55.74 sq.m.)
Shared Kitchenette:	-	-
Shared Ladies W.C.:	-	-
Shared Gents W.C.:	-	-

BUSINESS RATES

Enquiries with City of York Council revealed the following information:-

Rateable Value:	T.B.A.	(2005 Valuation List)
General Rates:	T.B.A.	(2009/2010 Rate Year)

This information can be checked by contacting City of York Council on 01904 551144 (Business Rates).

SERVICE CHARGE

There is a service charge at this development to cover maintenance and management of the development. In the last service charge year the charge for the suite would have been approx £600 (01/01/08 – 31/12/08)

LEASE DETAILS

A new sub-lease is to be granted for a minimum period of 3 years. The sub-lease will be outside the security of tenure provisions of the Landlord and Tenant Act 1954 by mutual agreement. Each party will pay its own legal costs.

VIEWING

Strictly by appointment with the Letting Agents Tel: 01904 679733



IMPORTANT NOTICE

These particulars which were prepared on 20th October 2008 and amended 15th April 2009 (business rates) and 19th May 2009 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 in relation to the property. 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 condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.