



**TRINITY CHAMBERS**  
**33 WALMGATE**  
**YORK**

City Centre office premises of approximately 568 sq.ft. (52.76 sq.m.) and ideal for professional use (A2 financial and professional services). The building provides a general office/reception, kitchenette and W.C. on ground floor with 3 private offices on first floor. Electric heating, security and fire alarms are installed. The City's main retail core is within what most would regard as easy walking distance as are a number of the City's main car parks.

**568 SQ.FT. (52.76 SQ.M.)**

**FREEHOLD FOR SALE**

**PRICE:**

**OFFERS OVER £135,000**

## ACCOMMODATION

### Ground Floor

Lobby/Reception:	210 sq.ft.	(19.50 sq.m.)
Inner Hall:	-	-
Understairs Store/Server:	(15 sq.ft.	(1.39 sq.m.))
Kitchenette:	38 sq.ft.	(3.53 sq.m.)
Lobby/Separate W.C.:	-	-

### First Floor

Front Office:	147 sq.ft.	(13.65 sq.m.)
Front Office:	52 sq.ft.	(4.83 sq.m.)
Rear Office:	121 sq.ft.	(11.24 sq.m.)

### Outside

Yard (no rear access). Please note the w.c. and store in the yard are not part of the property.

## BUSINESS RATES

Enquiries have been made with City of York Council - Business Rates and the Valuation Office Agency's website inspection. Information is as follows:-

Rateable Value:	£5,200	(2005 Valuation List)
General Rates Payable:	£2,152.80	(2010/2011)

The above information can be verified by contacting City of York Council on 01904 551140 and by visiting [www.voa.gov.uk](http://www.voa.gov.uk). Enquiries regarding small business rate relief can obviously be made to City of York Council.

## VIEWING

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

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**95 Main Street, Fulford, York. YO10 4PN - [enquiries@blacksproperty.com](mailto:enquiries@blacksproperty.com)**

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