



Bowcliffe

TO LET

Self-Contained Part Ground Floor Office/Retail unit  
1,140 sq ft (105.91 sq m)



The Fire Station  
Clifford Street  
York  
YO1 9RD

**LOCATION**

The Fire Station is situated on Clifford Street in York City centre close to the main retail core and overlooking Clifford's Tower.

The main bus routes around the City and services to the outer conurbations and all of the main arterial Park & Rides are all in close proximity as well as the regional networks.

York Railway station provides excellent national connectivity with the fastest time to London Kings Cross being 1 hour 50 minutes.

The property benefits from access to the A1036 connecting to the outer ring road and national road network thereafter.

The surrounding area consists of a mixture of hotels, restaurants, retail, offices, tourist attractions and car parks. Occupiers nearby are Crombie Wilkinson Solicitors and RBS.

**DESCRIPTION**

The Fire Station provides premium residential accommodation on the upper floors with the ground floor suite being completed to a shell providing flexibility dependant upon the potential use.

**POTENTIAL USES**

The accommodation could be suitable for a range of uses including office and retail subject to the appropriate planning consent.

**ACCOMMODATION**

The premises will provide approximately 1,140 sq ft (105.91 sqm).

**TERMS**

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £30,000 per annum exclusive.

**SERVICE CHARGE**

A service charge will be in place for the maintenance and upkeep of the common parts.

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VAT**

The property is registered for VAT and so VAT will be chargeable on the rent.

**BUSINESS RATES**

The suite will be assessed on completion by the Valuation Office.

For further information please contact the Business Rates Department at York City Council – 01904 551 140

**EPC**

An EPC will be available upon completion.

**FURTHER INFORMATION**

For further information or to make an appointment to view please contact the letting agents, Bowcliffe:

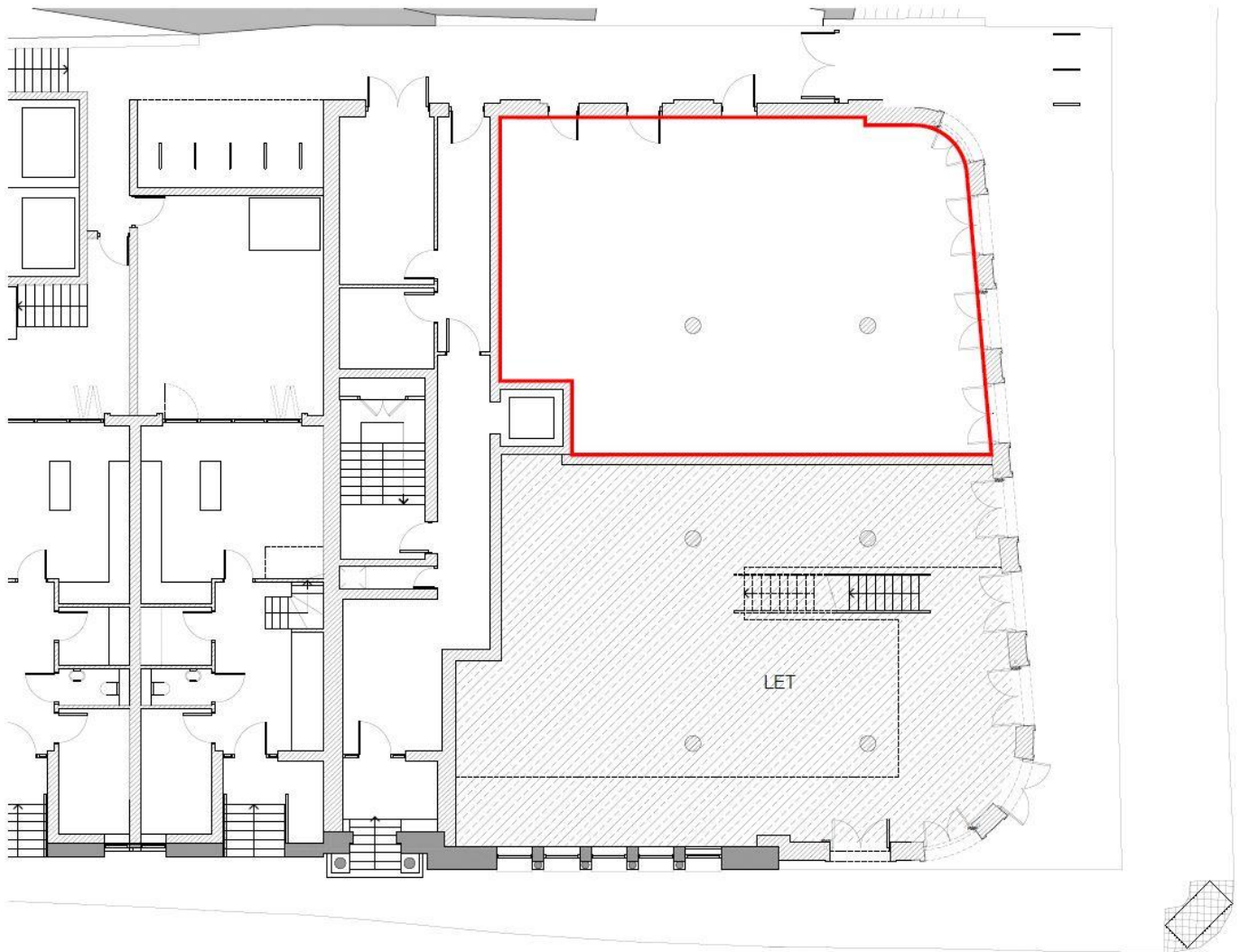
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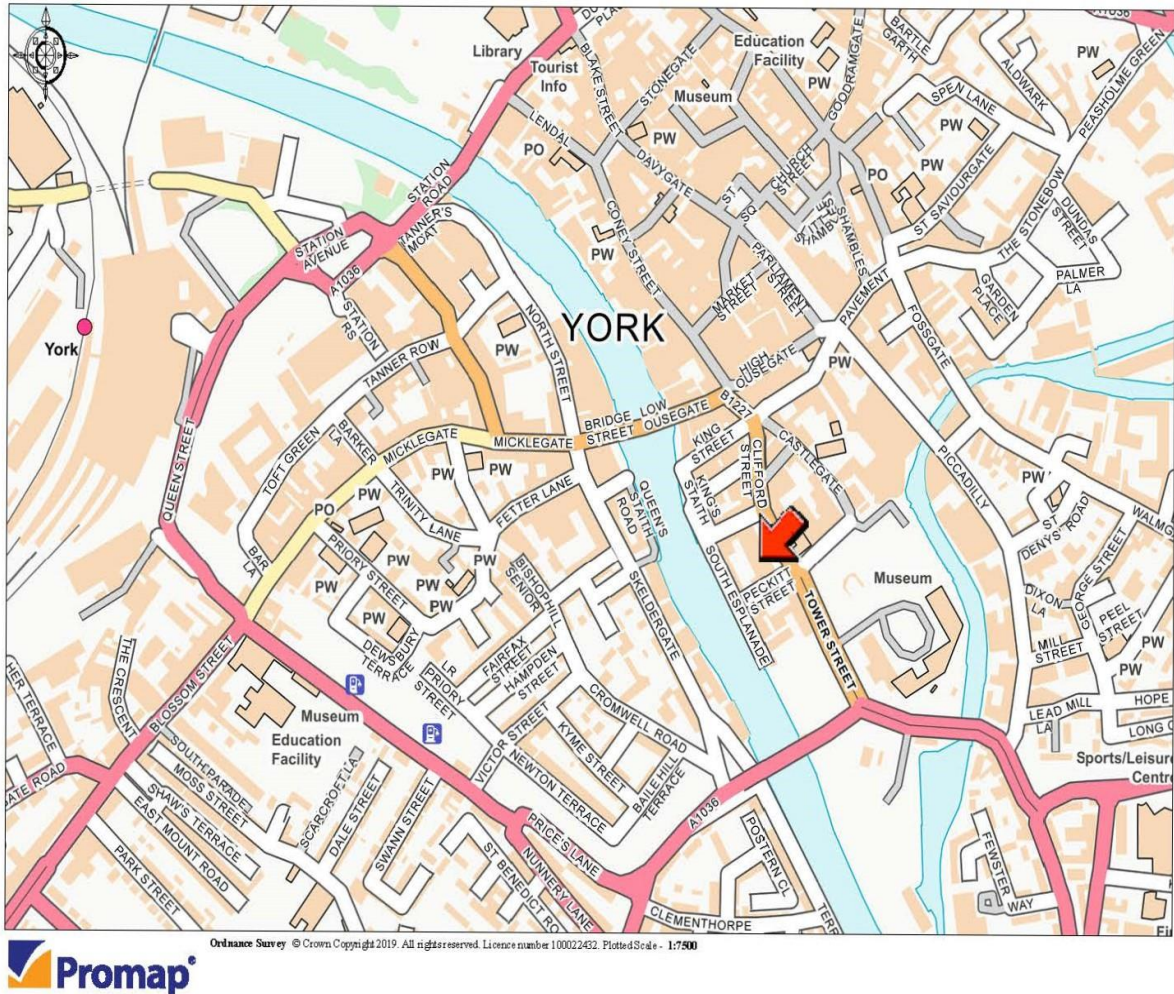
Contact: Matthew Tootell

Tel: 0113 245 2452

Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

Subject to Contract





## THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that;

- (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



Trinity One, Neptune Street, Leeds, LS9 8AE  
Tel. +44 (0)113 2452452

Reg. No. 08336971  
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