

## lot 4

# George House, Piccadilly Court, George Street York, North Yorkshire YO1 9PP

Rent  
**£22,000**  
per annum  
exclusive

## Freehold Office Investment

- Attractive city centre office with future residential redevelopment potential (subject to consents)
- Part let to the Church of England Children's Society
- Approximately 422.40 sq m (4,547 sq ft)
- Benefits from on-site parking

- Situated within walking distance of Parliament Street, York's prime retail pitch
- Approximately 15 mins walk from York Railway Station

On behalf of  
Joint LPA Receivers



### Location

Miles: 26 miles north-east of Leeds  
41 miles north-west of Scarborough  
60 miles south-east of Sheffield  
Roads: A1306, A19, A64, A59, A1237  
Rail: York Railway Station  
Air: Leeds Bradford Airport  
Robin Hood Doncaster Airport

### Situation

The property is situated in a prominent position in the heart of York city centre. The property is accessed from Piccadilly which connects the prime retail pitch of Parliament Street with the York inner city ring road. Piccadilly Court houses a number of offices while the south of the site forms part of the Mayfair House, Strand House and Covent House residential development.

### Description

George House is a two storey period building arranged over ground and first floors with many period features retained throughout. The property benefits from on-site parking.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

| Floor         | Use    | Floor Areas (Approx)             | Tenant  | Term                    | Rent p.a.x.    | Reversion  |
|---------------|--------|----------------------------------|---|-------------------------|----------------|------------|
| Ground        | Office | 212.9 sq m (2,292 sq ft)         | <b>CHURCH OF ENGLAND<br/>CHILDREN'S SOCIETY</b><br><b>VACANT POSSESSION</b> | 9 years from 11/12/2006 | £22,000        | 10/12/2015 |
| First         | Office | 182.00 sq m (1,959 sq ft)        |   |                         |                |            |
| Second        | Office | 27.50 sq m (296 sq ft)           |   |                         |                |            |
| <b>Totals</b> |        | <b>422.40 sq m (4,547 sq ft)</b> |   |                         | <b>£22,000</b> |            |

### For further details please contact:

**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
**www.acuitus.co.uk**

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

**Clyde & Co**  
The St Botolph Building, 138 Houndsditch,  
London EC3A 7AR.  
Tel: +44 (0)20 7876 4232.  
Email: sara.bantges@clydeco.com  
Ref: Sara Bantges.