

lot 20

United House, Piccadilly Court York, North Yorkshire YO1 9PQ

Full
Vacant
Possession

Freehold Residential Development
Opportunity

- Prominent city centre office with planning permission for conversion to residential units
- Comprises approximately 4,038.3 sq m (43,468 sq ft) of office accommodation
- Benefits from on-site parking for some 39 cars

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



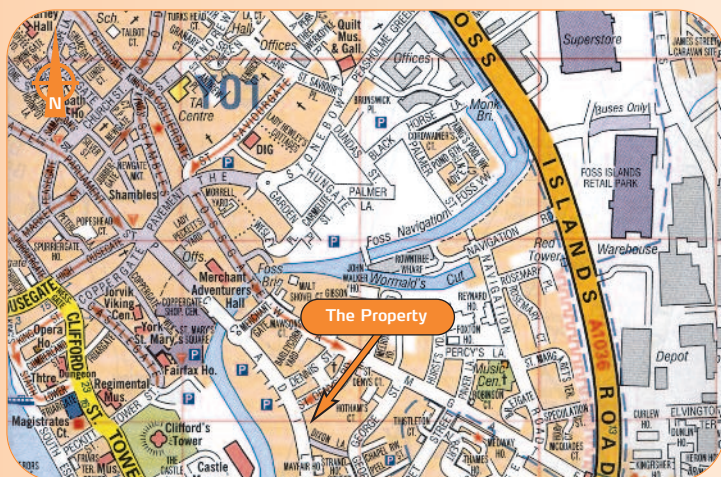
On behalf of
Joint LPA Receivers





lot 20

Full Vacant Possession



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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 building is accessed from Piccadilly which connects the prime retail pitch of Parliament Street with the York Inner City Ring Road. The main pedestrian entrance and frontage is to St Denys's Road with a secondary access into the building from Piccadilly. 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

The property, formerly occupied by the Crown Prosecution Services, comprises predominantly open plan office accommodation that was refurbished in the early 1990s and is arranged over 7 upper floors. The property benefits from suspended ceilings, an 8-person passenger lift and parking for some 39 cars.

Planning

Planning Permission was granted for the conversion of United House to 102 dwellings in 2014. An alternative scheme to convert the property to 59 dwellings was also given consent in 2015 over 1st to 6th floors. There are additional redevelopment opportunities for the ground floor subject to consents. For further information please refer to the website www.planningaccess.york.gov.uk Reference: 15/00801/ORC and 14/02420/ORC.

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.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Telephone: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Ground	Reception/Office	600.5 sq m (6,463 sq ft)	VACANT POSSESSION
First	Office	544.4 sq m (5,861 sq ft)	
Second	Office	544.1 sq m (5,857 sq ft)	
Third	Office	544.4 sq m (5,860 sq ft)	
Fourth	Office	545.3 sq m (5,870 sq ft)	
Fifth	Office	544.9 sq m (5,865 sq ft)	
Sixth	Office	544.3 sq m (5,859 sq ft)	
Seventh	Office	170.3 sq m (1,833 sq ft)	
Totals		4,038.3 sq m (43,468 sq ft)	

For further details please contact:

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See: www.acuitus.co.uk for further details



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