

TO LET

COMMERCIAL PREMISES REFURBISHMENT OPPORTUNITY



**THE CHOCOLATE WORKS
BISHOPTHORPE ROAD
YORK
YO23 1DQ**

LOCATION

The premises are located within the heart of the Chocolate Works, the comprehensive and successful redevelopment of the former Terrys Chocolate factory and premises off Bishopthorpe Road, York.

DESCRIPTION

The available premises comprise a rectangular ground floor unit of approximately 1,900 sq ft / 176.5 sq m, as part of The Residence residential apartment block restoration. Please attached floor plan. The unit is currently in shell condition ready for tenant shop fit has sufficient floor to ceiling height to allow for a mezzanine structure. Mains Water and Electricity are connected to the unit and is accessed and serviced from the small courtyard off the principal complex boulevard.

PROPOSED USE

The available premises are suitable for a variety of uses including office, medical, retail, coffee shop, exhibition/art gallery space etc. A copy of the existing planning consent is available upon request.

TERMS

The premises are offered by way of a new lease for a term of years to be agreed.

Rental details available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.

LEGAL COSTS

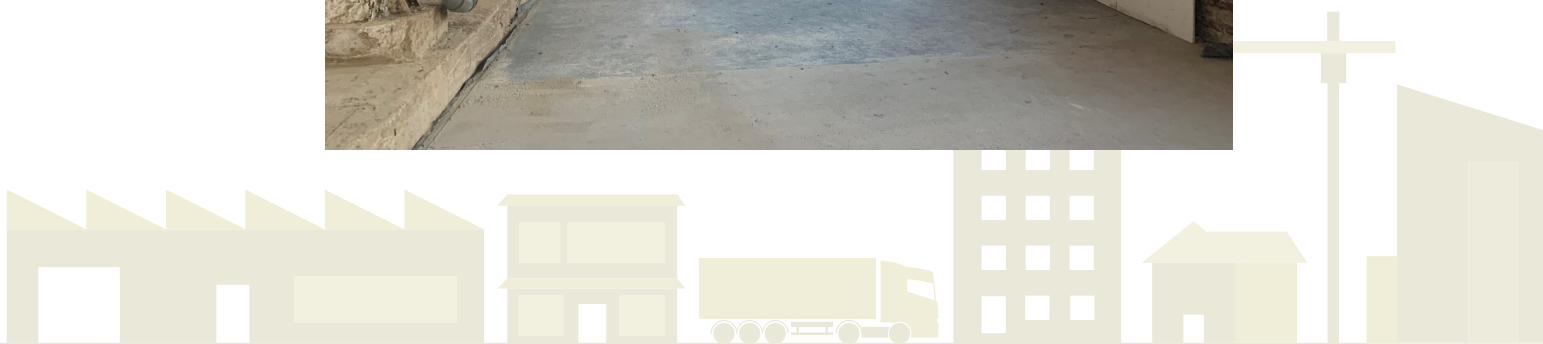
Each party are to be responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION / VIEWING

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