

lot 12

# Stamford House, Piccadilly York, North Yorkshire YO1 9PP

Rent  
**£159,140**  
per annum  
exclusive

Freehold Office Investment

- City centre location within historic York City Walls
- 1,140 sq m (12,271 sq ft) office accommodation
- 100% let to two law firms
- On-site parking for approximately 14 cars
- Nearby office occupiers include HMRC, Siemens and The Children's Society
- Six Week Completion



On behalf of  
Joint LPA  
Receivers





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**Location**

Miles: 26.5 miles north-east of Leeds  
41 miles north-west of Scarborough  
60 miles south-east of Sheffield  
Roads: A1036, A19, A64, A59, A1237  
Rail: York Rail Station  
Air: Leeds Bradford Airport (24.5 miles),  
Robin Hood Doncaster Airport (34 miles)

**Situation**

The property is located in an office area to the south east of York city centre and is situated between Piccadilly and Walmgate with frontage onto George Street. Nearby occupiers include HMRC, Siemens and The Children's Society.

**Description**

The property comprises 1,140 sq m (12,271 sq ft) office accommodation over four floors. The property benefits from onsite parking for approximately 14 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**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 Gwen Thomas. Tel: +44 (0)20 7034 4857.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	305.30 sq m (3,286 sq ft)	<b>INDIVIDUALS (t/a Lupton Fawcett Denison Till) (1)</b>	16 years from 04/05/2001	£44,000	31/07/2017
First	Office	328.40 sq m (3,535 sq ft)	<b>INDIVIDUALS (t/a Lupton Fawcett Denison Till) (1)</b>	20 years from 01/08/1997	£90,000	31/07/2017
Second	Office	303.20 sq m (3,264 sq ft)	<b>INDIVIDUALS (t/a Lupton Fawcett Denison Till) (1)</b>			
Third	Office	203.10 sq m (2,186 sq ft)	<b>RENIER GILLIES LIMITED (t/a RG Solicitors) (2)</b>	5 years from 31/10/2013 (3)	£25,140	30/10/2018
<b>Totals</b>		<b>1,140 sq m (12,271 sq ft)</b>			<b>£159,140</b>	

(1) Lupton Fawcett Lee & Priestley merged with Denison Till in December 2013 which now trades as Lupton Fawcett Denison Till. The company has approximately 280 staff with over 140 executives making it one of Yorkshire's top law firms (Source: www.luptonfawcett.com 24/02/2014). The tenant has applied for a licence to assign to Lupton Fawcett LLP but the consent has not yet been documented.  
 (2) Created in 2007, RG Solicitors has become one of the UK's top property law firms (Source: www.rgsolicitors.co.uk 24/02/2014).  
 (3) The lease provides an option to determine on the third anniversary of the lease.

**For further details please contact:**  
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