



To Let

18 Castlegate, York, YO1 9RP

Retail/Offices

Area 213 sq m (2,290 sq ft) approx

Attractive building in the centre of York
Close to Coppergate and main car parks

Location

Castlegate is an attractive street, on the edge of the Coppergate and the main route from Castle Car Park to the City Centre.

Description

The property is an attractive Listed Building, arranged over three floors, which was refurbished relatively recently.

The ground floor is suitable for either retail or office use. The space is primarily open plan with a glazed oak framed partition creating an attractive meeting room, opening on to a small courtyard with South facing aspect.

To the rear are separate male and female wcs and a good sized kitchen/staff room. Most of the ground floor lighting has recently been replaced with LEDs

On the first floor are two offices and wc. Both offices have good natural light. The rear office incorporates part of the original oak frame and includes a kitchenette.

There are two further offices on the second floor, as well as a storeroom and waiting area, which also incorporates some of the original timber frame.

Accommodation

Ground Floor	99 sq m (1,000 sq ft approx)
First Floor	59 sq m (630nsq ft approx)
Second floor	55 sq ft (600 sq ft approx)

Services

Electric heating. Wi Fi. Wiring for office use.

Rates

From April 2026 the Rateable Value will be £35,750.

Rent

Rent £38,000 pa.

Lease

A new lease is available.

Consideration will be given to letting floors individually.

VAT

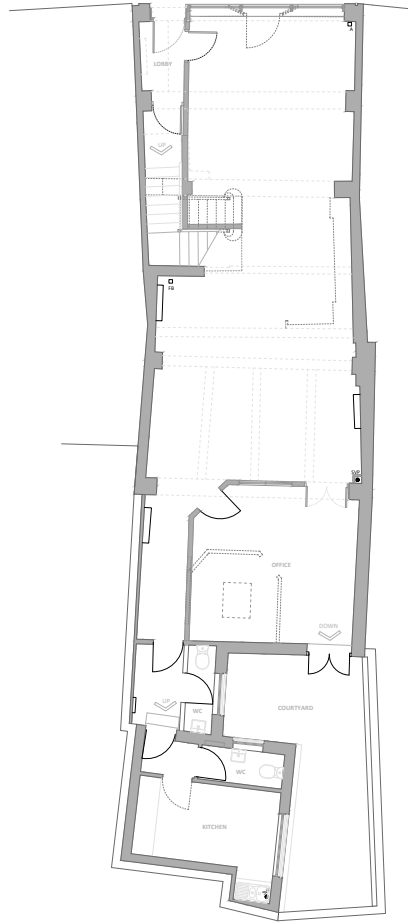
Prices and rent, where quoted, are exclusive of VAT.

Energy Performance Certificate

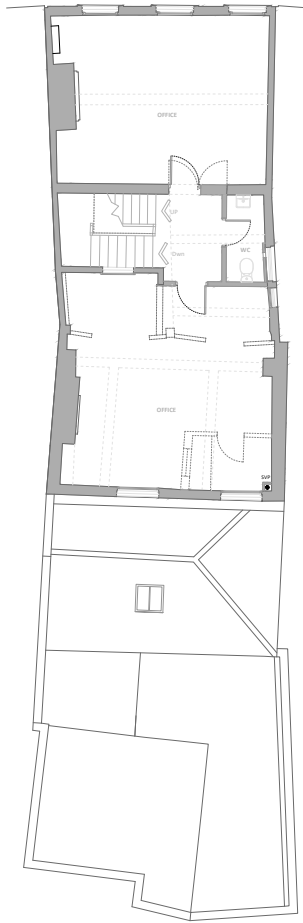
The building is Listed

Viewing

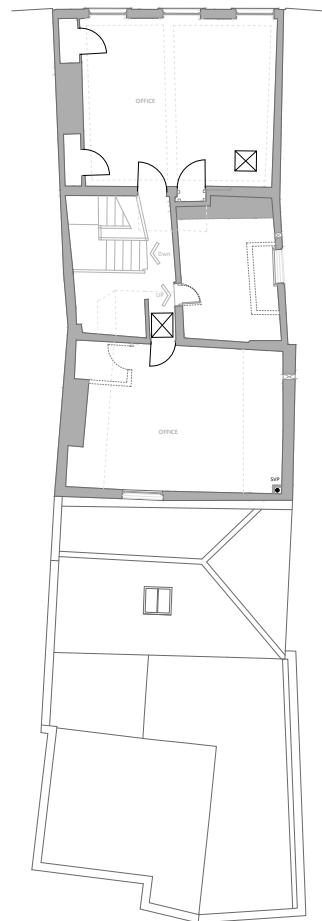
By appointment with Briggs Burley
Contact John Burley 07949 154881
jburley@briggsburley.co.uk



18 CASTLEGATE, YORK - GROUND FLOOR PLAN SCALE 1:50 @ A1



18 CASTLEGATE, YORK - FIRST FLOOR PLAN SCALE 1:50 @ A1



18 CASTLEGATE, YORK - SECOND FLOOR PLAN SCALE 1:50 @ A1

