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PROPERTY CONSULTANTS




# 7 Clifton Moor Business Village
# James Nicolson Link, York, YO30 4XG

Office accommodation of approx. 1,175 sq.ft. (109.15 sq.m.) in total over two floors with Ladies/Disabled W.C. and Gents W.C. on ground floor off the entrance atrium. Currently ground floor is open plan and on first floor partitioning creates 2 private offices at the rear. The office has 5 marked parking spaces. A sale of the freehold with vacant possession is available.

## FREEHOLD FOR SALE PRICE - £199,950 (exc.)

Email: enquiries@blacksproperty.com Tel: 01904 679733

## ACCOMMODATION

### Ground Floor

| | |
|---|---|
| Entrance Atrium: | Access to w.c. facilities, to the ground floor office and with stairs to the first floor. |
| Office: | 538 sq.ft. (49.98 sq.m.) with refreshment facility - cupboard - 5 sq.ft. (0.46 sq.m.). |

### First Floor

| | |
|---|---|
| Office: | 632 sq.ft. (58.71 sq.m.) Currently partitioned to provide 2 private offices at the rear and open plan workspace. |
| **Outside:** | 5 numbered parking spaces. |

## ESTATE SERVICE CHARGE

Within the 'Village' roads, footways, landscaping, car park lighting, refuse collection, etc. are maintained by a Management Company to which a payment (currently £390 + VAT per quarter in the 1st Apr. 2026 - 31 March 2027 financial year) is made.

## BUSINESS RATES

The property's Rateable Value (upon which business rates are based) is understood to be £15,000 (2026 Valuation List) - this can be confirmed by using www.gov.uk/find-business-rates.

To establish business rates payable in the current financial 'year' (1 April 2026 - 31 March 2027), we recommend that enquiries be made to City of York Council's Business Rates section (**Tel:** 01904 551140 or **E:** business.rates@york.gov.uk).

## ENERGY PERFORMANCE CERTIFICATE

A copy of the property's E.P.C. is available on request or can be found using www.gov.uk/find-energy-certificate and the postcode YO30 4XG. The Energy Rating is understood to be a '**C**' (56) and the certificate is valid until 20-10-31.



*Ground Floor - Front to rear view*



*Ground Floor - Rear to front view with refreshment point (cupboard)*



*First Floor - front to rear view*



*First Floor - rear to front view*

**IMPORTANT NOTICE**

These particulars are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole of any part of an offer or contract. 2. No Employee of Blacks Property Consultants Ltd has any authority to make or give any representation or warranty or enter into any contract. 3. Dimensions are approximate only and descriptions are given without responsibility on the part of the Agents, the Vendors or Lessors. 4. Reference to any equipment including services, installations, machinery, etc., does not constitute a representation of adequacy, efficiency or condition. 5. All references to price or rent exclude V.A.T. which may apply and any offer made or received will be deemed to be exclusive of V.A.T. 6. Dimensions, rating assessments, business rate liability or liability for levies, the occupancy of the subject or neighbouring properties, may from time to time change. 7. Personal inspection and the taking of independent professional advice is essential before entering into a contract. 8. We strongly suggest that the availability of this property or others should be checked before travelling to view.

*Details updated 03/09/2026*