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# Newsletter Summer 2019

Developing your wealth through property



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CONEY STREET



“The building’s upper floors have views across the River Ouse and Coney Street as well as the Minster.”

EDWARD HARROWSMITH  
DIRECTOR AT HELMSLEY GROUP



## HELMSLEY GROUP

# ACQUIRES 40,000SQ FT BOOTS BUILDING ON YORK'S CONEY STREET

**Boots on Coney Street, York has been bought by Helmsley Group and a consortium of its investors for an undisclosed sum. 43, Coney Street is currently let to Boots UK for a further four years. The acquired site extends to 0.5 acres within York City centre.**

Edward Harrowsmith, Director at Helmsley Group says: “As a York investor and developer, we have a strong vested interest in the City. “Coney Street has its fair share of challenges at the moment, as do many other high streets across the country. We still see a site of this size in such a prime location as a fantastic opportunity”. Mr Harrowsmith continues: “We plan to work closely with Boots to improve and regenerate the building, should they wish to extend their lease beyond its expiry.

“Given its location and size, the property also lends itself to being an exciting mixed use development opportunity for the longer term. The building’s upper floors have views across the River Ouse and Coney Street as well as the Minster.

“The rear of the property even has potential to open up a river walkway, which could be a real transformation. This would vastly improve footfall in the area as part of the tourism and retail trail.

“We intend to start consultation with the Council and with other stakeholders in the vicinity to help improve and update Coney Street as a retail and leisure destination.

“We’re already seeing improved sentiment in the locality from investors and occupiers alike. We have no doubt that given the large tourism volumes our City attracts, this is an area everyone can enjoy as part of the York experience for years to come.”

Tim Cross, Head of Commercial Property at Langleys said: “We are delighted to help Helmsley Group in acquiring this property which shows their commitment to York and also their strong belief in Coney Street. This is the latest of a series of deals by Helmsley Group within the City walls of York.”

Helmsley Group’s other York investments include The Old Fire Station, Nessgate, Mill House, Piccadilly House, East Coast House, Queens House and also Arabesque House at Monks Cross and Connaught Court in Fulford among others.



## AGM WELCOMES HANDELSBANKEN

Helmsley Group welcomed guest speaker **Mike Baker** from the **Capital Markets team** at **Handelsbanken London** to the latest AGM at the National Railway Museum in York. Mike opened the AGM delivering a capital markets perspective on the UK economy to over 120 Helmsley Group clients.



## FIRST EVER HELMSLEY SPRING RIVER CRUISE SETS SAIL

**Helmsley Group hosted a river cruise in York for 120 clients this May.**

Managing Director Richard Peak said: "York's such a beautiful city and as we have several client investments along the river it seemed the perfect choice for a get together with our clients."

"The cruise sailed past The Bonding Warehouse, The Old Fire Station, East Coast House and several of our riverside investments. The whole evening went exceptionally well. It was a stunning event on the Ouse and we hope everyone enjoyed it."



## HELMSLEY STAFF SLEEP OUT FOR SASH CHARITY

A number of staff from Helmsley Group took part in the annual charity sleep out in York to raise awareness of youth homelessness in the city.



# HELMSLEY GROUP TEAMS UP WITH LUXURY HOTEL PRINCIPAL YORK

**Helmsley Group clients can now benefit from a partnership with the Principal York hotel.**

**Advanced Purchase Rates with Flexible rate terms and conditions;**

- 10% discount on best available rates
- Bedrooms can be cancelled up until 2pm the day prior to arrival
- A card is required to secure the room at the time of booking but payment can be made upon check in.

**Next room category upgrade;**

- The hotel will automatically upgrade you to its next room upgrade available
- This will be available at the time of booking only to guarantee availability and cannot be applied at the time of check in.

\*subject to availability

Principal York, just steps from the train station, is the perfect base from which to discover the historic city of York. Blending the grandeur of late Victorian architecture with the comforts of modern travel, Principal York offers its guests the warmest welcome this side of the Pennines.

Award-winning interior architects Goddard Littlefair have refurbished and restored the hotel's rooms and public spaces to create 155 elegant, comfortable bedrooms and suites in balanced, neutral tones.

To make your reservation, please call the reservations team on **01904 653681** and quote 'Helmsley Group'.





# LUXURY HOMES LAUNCH AT YORK'S OLD FIRE STATION

**The iconic Old Fire Station development, which offers luxury homes with fantastic views in York city centre is nearing completion.**

Developers say the £14.5 million scheme will deliver seven houses, seven apartments and a commercial area of a standard not seen in York before.

Some of the apartments have balconies with a view straight across to Clifford's Tower, while other homes overlook the River Ouse and the city skyline.

Planning permission is being sought for the commercial area – where fire engines were once parked up – to be turned into offices, rather than a restaurant as was originally planned.

The site on Clifford Street was sold to Helmsley Group in 2014, after a brand new fire station was built in Kent Street near York Barbican.



**“York has seen nothing like this in terms of quality of finish and attention to detail.”**

**MAX REEVES  
DIRECTOR AT HELMSLEY GROUP**



It has taken two years to demolish the bulk of the building and then to create the new development, with the former Trinity Chapel wall facing on to Peckitt Street retained and restored.

Helmsley director Max Reeves said the fireman's pole had been kept in safe storage, with the aim of reinstalling it as a feature in the proposed new offices, where there were also plans for a small cafe.

He said the brass nozzle ends of Victorian hosepipes would be installed on the exterior doors to the apartment block and inside, the apartments had porcelain marble-effect floors.

“Really, York has seen nothing like this in terms of quality of finish and attention to detail in terms of the design of these apartments,” he said.

He said the homes started at £700,000, with a penthouse at the top of the building costing more than £1 million, which had already been bought.

He hoped the homes would be lived in, creating a community, rather than simply becoming holiday lets, and said the apartments were set to be completed by the end of May, and the houses by the end of June.

This article originally appeared in The York Press.



Left to right: Candice Robertshaw, Ed Harrowsmith and Tom Sykes from Helmsley Group



**“We want to ensure that Ed, Tom and Candice have the recognition they deserve for their work for Helmsley Group and its clients.”**

**RICHARD PEAK  
MANAGING DIRECTOR AT HELMSLEY GROUP**

## **TRIO OF PROMOTIONS AT HELMSLEY GROUP**

**York based property investor Helmsley Group has announced a round of promotions.**

Ed Harrowsmith has been made a Director of Helmsley Securities, the group’s property syndication arm. Tom Sykes and Candice Robertshaw have been promoted to Associate Directors for Helmsley Group.

Ed Harrowsmith comments: “Four years has flown by. There’s a huge amount of professional experience from the other Directors at Helmsley and I’m delighted to help grow our investments portfolio for our clients.”

Richard Peak, Managing Director, adds: “We want to ensure that Ed, Tom and Candice have the recognition they deserve for their work for Helmsley Group and its clients.”

He continues: “Ed Harrowsmith has made a fantastic contribution to the business since he joined us and he’s really proven himself.

We’re delighted that he has accepted our offer and we all look forward to him playing a key role in the growth of the company over the coming years.

“We’re also delighted to confirm the promotion of both Tom Sykes and Candice Robertshaw to Associate Directors.

“Tom will head up all asset management, while Candice continues to head up Compliance and implement our digital and social media strategy.

“We’re looking forward to another busy year for Helmsley Group and our sister property management company Colenso.”

# PHASE ONE OF £2M BROADHELM BUSINESS PARK, POCKLINGTON COMPLETES

**Phase one of construction at Broadhelm Business Park in Pocklington, East Yorkshire has been completed, with all eight units sold.**

Ed Harrowsmith, Director at Helmsley Securities comments: “Broadhelm offers an excellent place for businesses who need retail trade counters or distribution.

“We’ve had strong interest in phase one and its success paves the way for businesses looking to locate in excellent space near the arterial A1079 in between York and Hull.”

“Already, phase one has seen 11,000 sq ft attracting businesses including Howdens and Homefit. Phase 2, which includes 24,000 sq ft of retail and trade distribution space is in planning. We already have strong interest from local and national businesses and look forward to progressing to the next stage in construction.”

Jonathan Atkinson from Broadhelm Ventures adds: “With the next phase going for planning, Broadhelm Business Park has proved a successful commercial site that attracts businesses to trade, whilst creating local employment for the Pocklington area.”

Broadhelm Business Park is a 22 acre development being carried out by The Broadhelm Venture, a joint venture between The Helmsley Group and Broadvale Developments.

The remaining land can accommodate requirements up to 100,000 sq. ft on both a leasehold or on a design and build basis, with good interest from national and local occupiers.

The Broadhelm Venture has strived to use local consultants, with York based DSP Architects acting as lead designer, York based Aspect 4 acting as Project Manager and Quantity Surveyors and Evora Construction acting as the Main Contractor. Gent Visick and Procters Commercial are acting as agents.



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**EDWARD HARROWSMITH  
DIRECTOR AT HELMSLEY GROUP**



“

“a great opportunity to play a little part in history and captain the Helmsley team at what may well be one of the last games to be played at Bootham Crescent”

TOM SYKES  
ASSOCIATE DIRECTOR AT HELMSLEY GROUP



# HELMSLEY GROUP AND LANGLEYS DELIVER SEVEN GOAL THRILLER IN AID OF SASH

**Bootham Crescent may have been home to York City FC for nearly 90 years, but on Tuesday it played host to one of the biggest football clashes this season, as the mighty Helmsley Group took on Langleys Solicitors.**

Despite the typical British summer weather (armbands would have been more use than shin pads), what started out as a charity kick about to raise money for SASH, quickly turned into a fiercely contested match, with Langley's just pipping us to the post and winning 4 - 3. Not a bad result considering many on the pitch hadn't pulled on a pair of boots since school!

Rivalries aside, a big thank you has to go out to all of the players and supporters who helped us raise £350 for SASH. We've been working with the York-based charity for a couple of years now, raising awareness around youth homelessness for those aged 16-25 and every donation helps it continue its brilliant work.



Tom Sykes, Associate Director at Helmsley Group said "On a personal note, it was also a great opportunity to play a little part in history and captain the Helmsley team at what may well be one of the last games to be played at Bootham Crescent, before York City FC moves to its new ground at Monks Cross later this year."

We would also like to give a special mention Rachel Janes and James Bradley from Langleys and Chris Pegg from York City FC who made the match possible. We all had a brilliant night and there's always next year to challenge Langleys for the title.



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