

For Sale

Upon instructions of a private client

LANDWOOD
GROUP



8/10 MARKET STREET & 48 CONEY STREET, YORK, YO1 9ND

Freehold City Centre Retail Premises with Development Potential

- Central York location
- Grade II listed frontage
- Planning permission for conversion into restaurant and 64 bed aparthotel
- GIA 32,101 sq. ft.
- Fronts Coney Street and Market Street
- Vacant Possession
- Ongoing redevelopment of Coney Street

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Date of particulars: May 2024



Location

The property has two main frontages, on Coney Street and Market Street which are both prime pedestrianised retail areas of York City Centre. They are made up of national retail operators to include Boots, WH Smiths, EE, Next, H Samuel and Natwest Bank. There is also the Riverside Coney Street Redevelopment Project located close to the subject which is ongoing and likely to boost the local economy.

York has good transport links running between Leeds which is 27 miles to the south west and Newcastle to the north. There are over ten car parks within a ten minute walk of the subject

Description

The subject property comprises a dual fronted four storey, plus basement, retail building with a Grade II listed frontage.

The Coney Street elevation was built in 1907 and comprises a timber and plastered frontage with barge boarded gables and slate roof. The construction to rear appears to be brick and concrete frame with concrete floors throughout. The roof is flat and there are a mixture of timber glazed, steel glazed and aluminium glazed windows.

Internally, the property is largely open plan, with it previously used as a retail store. We do believe that some areas would benefit from aesthetic improvements.

Accommodation

Approximate gross internal floor areas are as follows:

Description	Sq. m	Sq.ft
Basement	712.3	7,666.8
Ground floor	713.1	7,675.7
Mezzanine	53.8	579.3
First floor	745.2	8,021.6
Second floor	757.9	8,157.4
TOTAL	2,982.3	32,100.8

Planning

We recommend for interested parties to complete their own planning checks with City of York Council.

We understand that the property has extant planning permission for the conversion of existing retail unit (Use Class E) to restaurant and shop (Use Class E) at ground and basement level, and change of use of upper floors from retail (Use Class E) to a 64 key aparthotel (Use Class C1) including provision of additional storey on roof and associated external alterations (ref: 23/00059/FUL)

There is also listed building consent for internal and external alterations with change of use and provision for additional storey on roof (ref: 23/00060/LBC).

Rateable Value

The Rateable Value for the subject property is £277,500.

Please note that as the building is listed, business rates are not currently payable.

Tenure Information

The property is held by way of a freehold title, under title number NYK190887.

The property is being sold with vacant possession. However, we do have forthcoming enquiries from a number of hotel operators which would be of interest to any purchaser.

Price

Guide £5,500,000 subject to contract.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

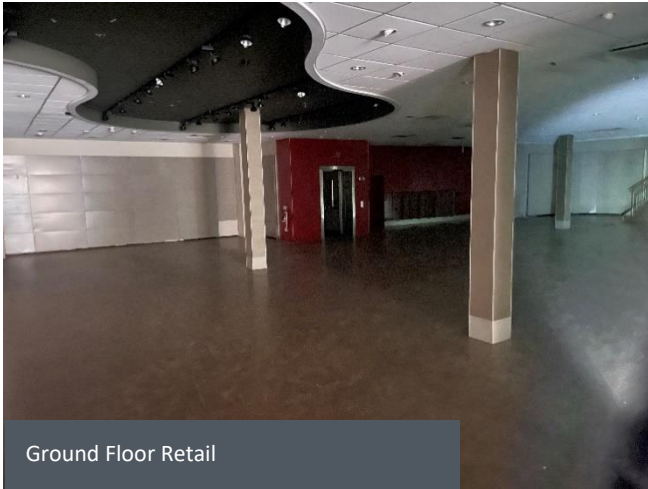
Each party will be responsible for their own legal costs.

Energy Rating

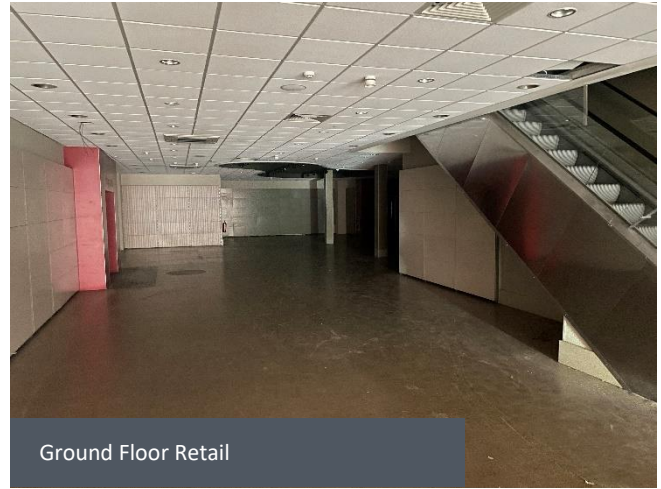
The property has an EPC rating of B.

Viewings

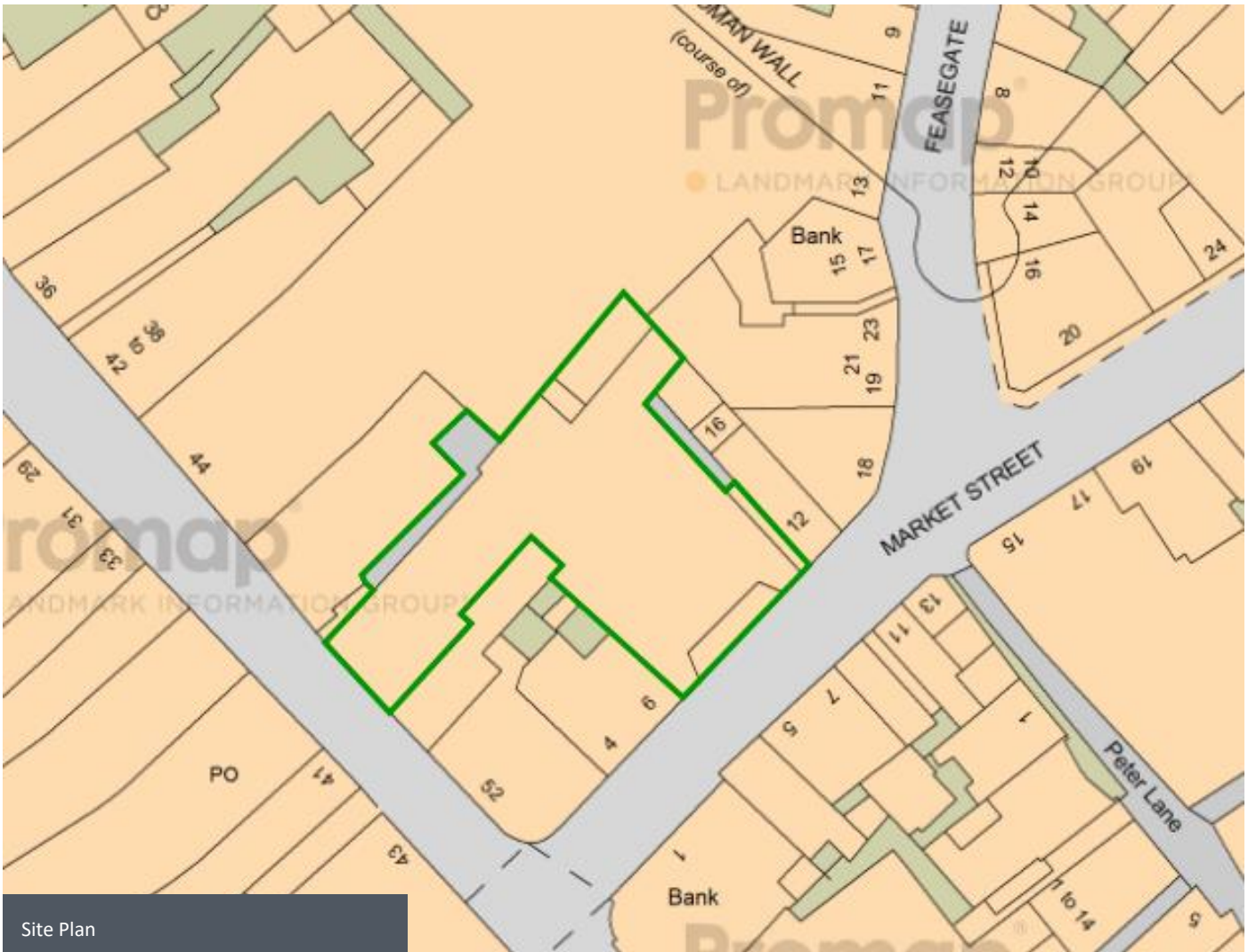
Strictly by appointment.



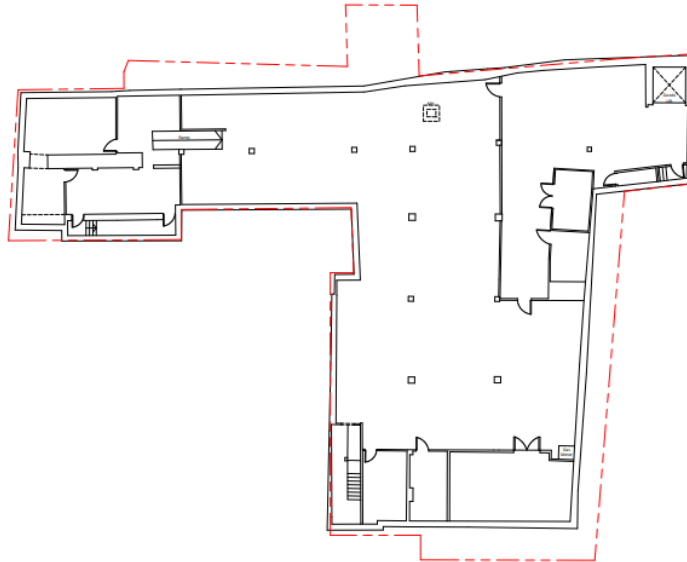
Ground Floor Retail



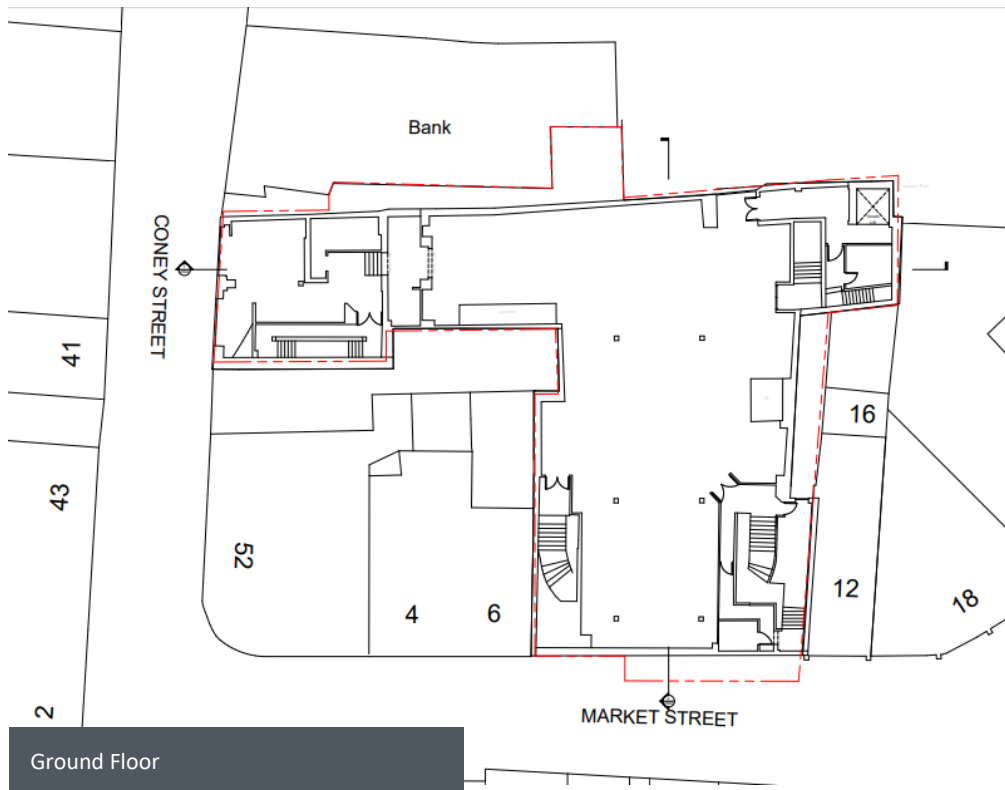
Ground Floor Retail



Site Plan



Basement



Ground Floor

