



92 MICKLEGATE YORK, YO1 6JX

£1,700,000
FREEHOLD

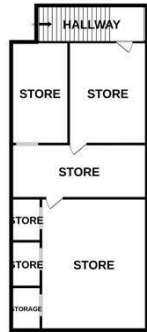
92 Micklegate is located in a highly desirable area of York, overlooking Trinity Church to the north. In the immediate area are well-known occupiers as Skosh, The Rattle Owl, and Partisan, and located less than a 5 minute walk away from York Railway Station and Nunnery Lane Car Park. The south side of the property faces Toft Green. Close by are occupiers including City of York Council and The Hilton Hotel, The Grand Hotel as well as the Hudson Quarter Building.

The site has an area of approximately 4600 sq ft. It has a frontage to Micklegate of approximately 23 feet, a frontage to Toft Green of approximately 23 feet.

We understand the property was originally built as a house circa 1789, renovated in 1989. The main front is in red brick, with stone dressings, and has a slated roof. The windows have deep flat arches and stone sills and original iron railings. The main building comprises basement, ground, first and second floors. There is a single storey


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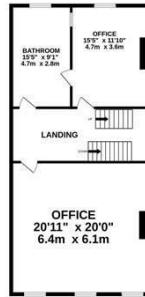
BASEMENT
888 sq.ft. (81.9 sq.m.) approx.



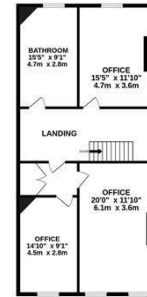
GROUND FLOOR
1562 sq.ft. (144.9 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



2ND FLOOR
899 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 4373 sq.ft. (406.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storerooms will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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