



29 STATES 12 -13 TOWER STREET YORK, YO1 9SA

£650,000
FREEHOLD

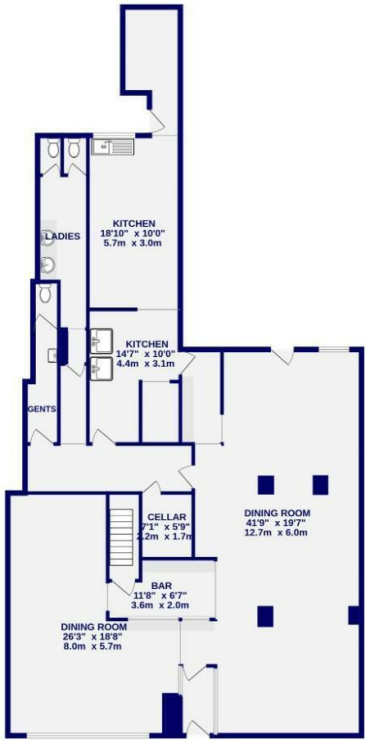
A rare opportunity to acquire a substantial commercial investment property in one of York's most iconic locations, with Cliffords Tower to the front and Kings Staithes and River behind. The property is currently on a rolling lease with the current tenant and offers an excellent investment.

The ground floor houses a large restaurant with Kitchens & toilets, outside there is a small yard area with pedestrian access and staircase leading to the upper floors. The accommodation above provides 7 bedrooms over 2 floors as well as a kitchen and bathroom.

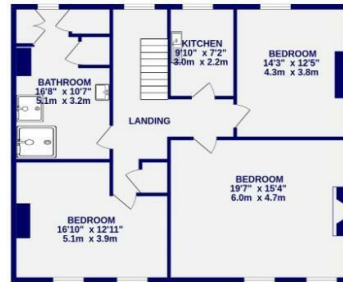
We have been advised that the tenant is on a monthly rolling tenancy - rent of £32,000 per annum.

Further details on request.


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commercial



TOTAL FLOOR AREA : 4281 sq.ft. (397.7 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/stores 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 | | | 71 |
| (55-68) D | | | |
| (39-54) E | | 40 | |
| (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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