



2 LOW OUSEGATE YORK, YO1 9QU

£2,700,000
FREEHOLD

Located in a central position on Ousegate, this five-floor office block presents a unique mixed-use opportunity. The property currently features a modern office space on the ground floor and basement, which is tenanted until September 2027 with an annual rental income of £67,000. The remaining four upper floors are vacant and in need of modernisation, but planning permission has been granted for conversion into eight large two-bedroom apartments.

The building is equipped with a rear lift providing access to all floors, and ladder access to the roof, which may have additional development potential pending further planning approval. Situated at the prominent Ousegate Bridge, the property benefits from high foot traffic, ideal for its commercial use, while the upper floors offer excellent views of the River Ouse. The surrounding area is rich in amenities, making it an attractive location for both commercial and residential purposes.

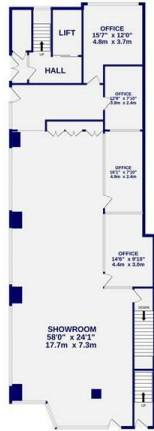
This property represents a solid investment opportunity with its existing commercial lease providing steady income, and the potential for significant value addition through residential conversion and possible further development.

The planning permission for residential apartments is available at :-
<https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?keyVal=RM3PCXSJ0FL00&activeTab=summary>

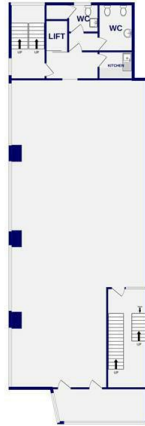
BASMENT
1462 sq.ft. (135.0 sq.m.) approx.



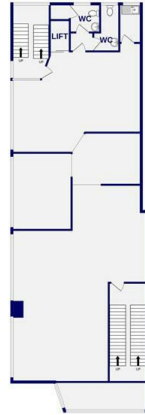
GROUND FLOOR
1155 sq.ft. (107.0 sq.m.) approx.



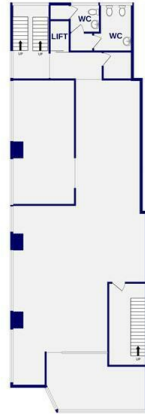
1ST FLOOR
2073 sq.ft. (192.4 sq.m.) approx.



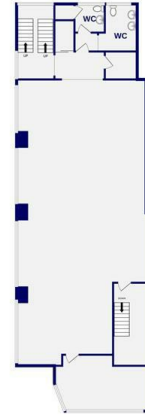
2ND FLOOR
1997 sq.ft. (185.5 sq.m.) approx.



3RD FLOOR
1974 sq.ft. (183.4 sq.m.) approx.



4TH FLOOR
1340 sq.ft. (124.3 sq.m.) approx.



TOTAL FLOOR AREA : 11595 sq.ft. (1077.2 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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