Blenkin & Co

ESTABLISHED 1992

2 GILLYGATE · YORK

2 GILLYGATE

York YO31 7EQ

York Minster 0.2 miles · York Railway Station 0.5 miles · St Peter's School 0.5 miles

Superb mixed-use period property on the edge of York's historic city centre

Commercial unit: show room · office · kitchen · cloakroom · wc

Residential duplex apartment: kitchen/dining room · living room · 3 bedroom · 2 bathrooms · separate wc

Courtyard garden · covered passageway

For Sale Freehold

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This freehold investment comprises a ground floor commercial unit with a duplex apartment on the upper floors. The apartment has large rooms, high ceilings and views of York Minster and York Art Gallery. The property itself is superbly located where Gillygate culminates at Bootham Bar on the city walls, close to York Minster.

- Late 19th century period property just outside the city walls
- Duplex apartment of 1680 sq ft
- Ground floor commercial premises of 700 sq ft
- Mixed-use investment opportunity with potential income streams
- Outside space and York Minster views
- Ideal York bolt hole
- Prominent site and established trading position

2 Gillygate is an imposing property with a Grade II listed front facade with two-storey canted oriel windows and dated as 1892. This is a mixed-use property arranged as a commercial working unit on the ground floor and a residential apartment on the two upper floors. The ground floor commercial space lends itself to a variety of retail uses and has the benefit of a large display window and entrance fronting onto Gillygate. It is currently let to an established business on a five year lease. There is a large and visible sales area/show room and behind is an office/staff room, a small kitchen with outside door to the courtyard, a cloakroom and a separate wc. Gillygate is a popular area of the city, busy throughout the day with both foot and vehicular traffic. The apartment is accessed via a broad passageway, formerly a carriageway, through impressive wrought iron gates. This is a large apartment in a period building with a superb oak staircase, deep bay windows, two grand fireplaces and high ceilings. At the rear are views of York Minster through the canopy. The kitchen/dining room has a pantry cupboard, fitted units and two windows giving southerly views towards the city walls.There is a double bedroom with an en suite wc on the first floor and two further double bedrooms with fitted wardrobes, a house bathroom and a separate wc on the second floor.

The whole property currently generates a total gross income of £41,400 per annum.

Occupancy

The retail space has a commercial lease with a five-year term commencing August 2023 with a review in 2026. The rent is currently £18,000 per annum. The premises are shown on the Valuation Office Rating website as having a rateable value of £14,750. The duplex apartment (2C Gillygate) is let on an AST for 12 months at a rent of £1,950 per month.

Outside

On Gillygate, traditional wrought-iron gates within a high archway give access to the rear via a passageway, some 2.5 metres wide and 11.5 metres long. Behind is a private walled courtyard that is both paved and south facing. It is accessible from the ground floor premises as well as from the secure passageway. The passageway has shared ownership with 2B Gillygate.

Environs

Located some twenty metres from Bootham Bar and the city walls, 2 Gillygate lies on the edge of the historic city centre. Its central location provides easy access to a range of amenities including the railway station, as well as a direct route out of the city on Bootham/A19 to the ring road.

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co no its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters musts be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars and showreel: Photos: 2021. Details: November 2023

Tenure: Freehold

EPC Rating: Apartment C. Ground floor retail: C

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

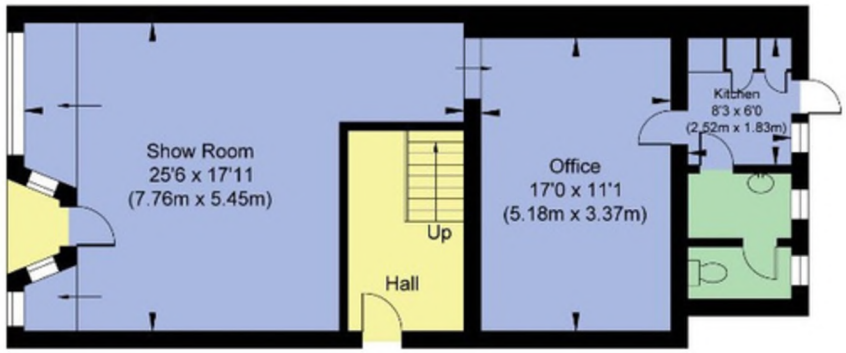
Local Authority: City of York www.york.gov.uk

Directions: The property lies at the south west end of Gillygate towards the main junction where Gillygate/Bootham/High Petergate meet.

2 Gillygate York, YO31 7EQ

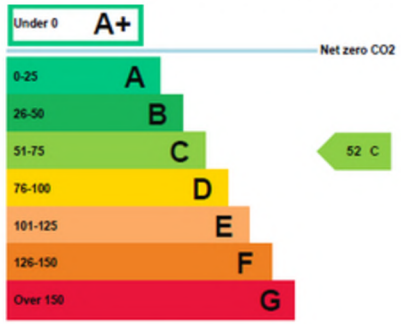
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 840 SQ FT / 78 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 840 SQ FT / 78 SQ M

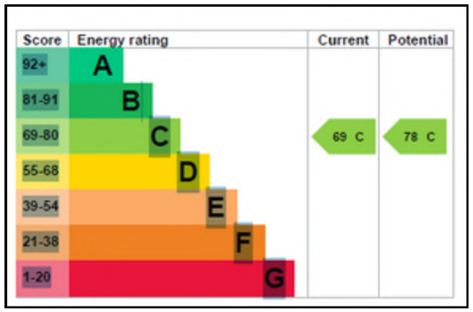


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 700 SQ FT / 65 SQ M

Ground floor retail



Apartment



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2379 SQ FT / 221 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

York Minster View

City | Country | Coast