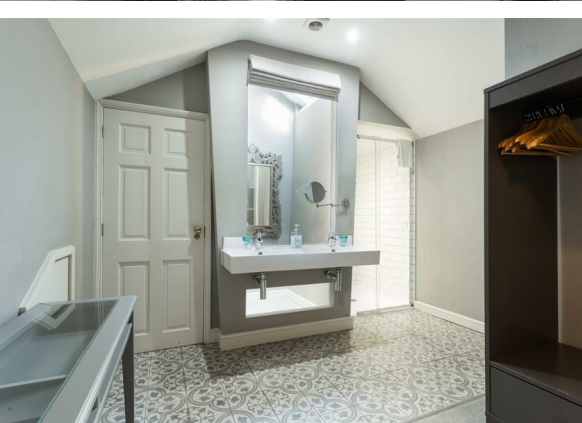


16-16a Fishergate, York, YO10 4AB £450,000

16 & 16A Fishergate represents a rare opportunity to acquire a Grade II listed mixed-use investment in one of the UK's most sought-after historic cities. The property comprises a ground floor commercial unit, currently trading as a long-established hair salon, and upper floors which provide a high-quality, fully operational holiday let.

The investment offers rental income from the commercial tenant at £9,000 per annum under a recently renewed 5-year lease, alongside additional income from the holiday let, which is professionally managed and generates a turnover of approximately £45,000 per annum.



DESCRIPTION

The property comprises a three-storey Grade II listed building with an attractive painted stucco façade and detailed shopfront at ground floor level. Internally, the accommodation is arranged to provide a self-contained ground floor commercial unit and independent upper floors accessed separately.

The ground floor is fitted as a hair salon and has been occupied by an established operator for many years. The upper parts have been converted to a high-standard holiday let, arranged over the first and second floors, offering stylish and well-equipped short-stay accommodation that appeals to York's strong tourist market.

LOCATION

The property is prominently situated on Fishergate, a well-trafficked approach into York city centre and within easy walking distance of the historic core, the city walls, and visitor attractions. York is one of the UK's most popular tourist destinations, attracting over 8 million visitors annually thanks to its rich heritage, cultural offering, and vibrant leisure economy.

The property benefits from close proximity to the York Barbican and city centre, making it ideally placed for short-stay accommodation. With strong year-round demand driven by both domestic and international tourism, York continues to demonstrate robust performance in the holiday let sector.

ACCOMMODATION

The property extends to a Gross Internal Area of 163 sq.m (1,754 sq.ft).

SERVICES

We understand that all mains services are connected to the property.

TENURE/TENANCIES

The property is held on a freehold basis.

16 Fishergate (Ground Floor): Let on a 5-year lease from 17 September 2025 to an individual at £9,000 p.a.

16A Fishergate (Upper Floors): Operational holiday let generating turnover of approx. £45,000 p.a., fully managed by a third-party specialist.

LOCAL AUTHORITY

City of York Council

RATEABLE VALUE

16 Fishergate: £5,400

16a Fishergate: £3,350

ENERGY PERFORMANCE CERTIFICATE

16 Fishergate: D 81

16a Fishergate: C 73

VIEWINGS

Strictly by appointment only with the sole selling agents - Stephensons Estate Agents.

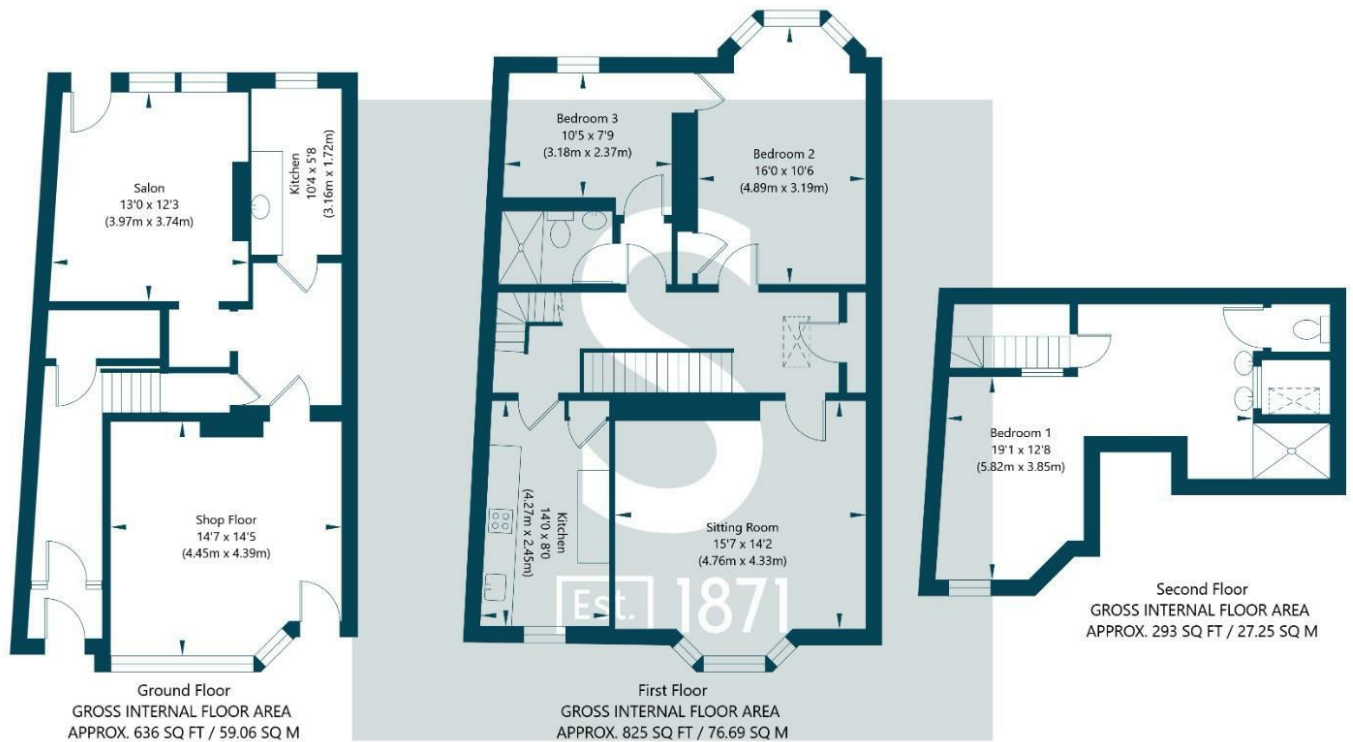
COSTS

Each party is to bear their own legal and professional costs in relation to this transaction.

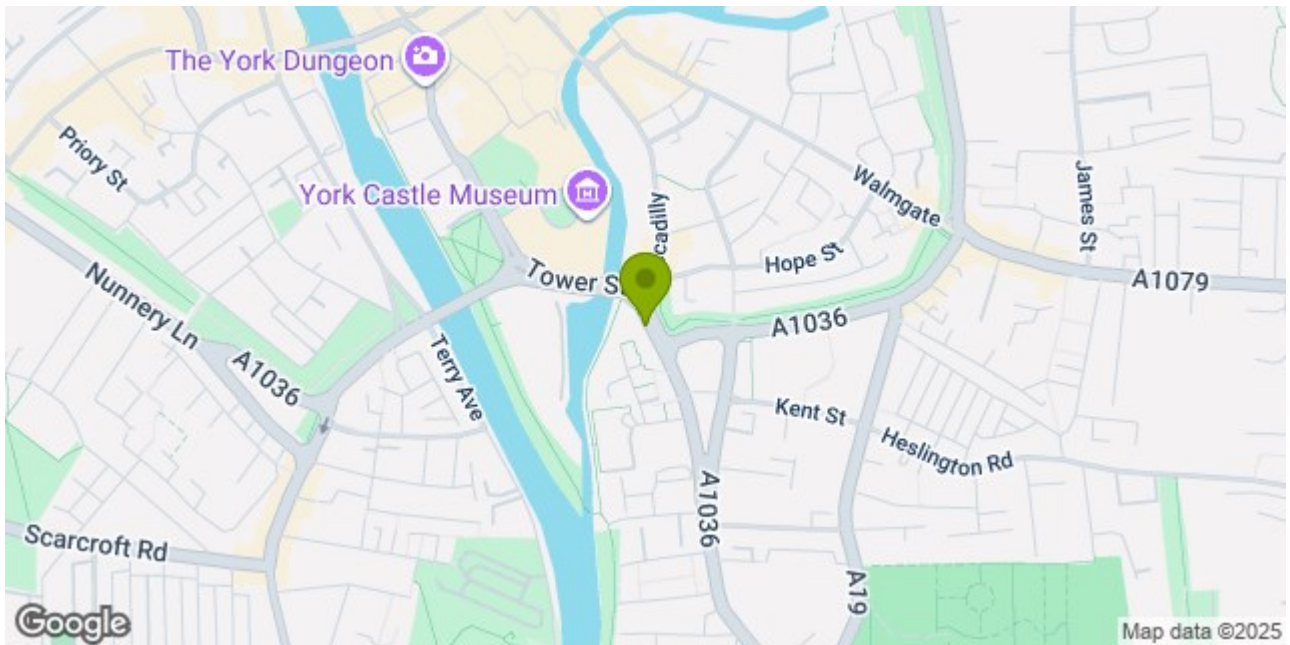
VALUE ADDED TAX

All figures quoted are exclusive of VAT. We understand the property is not elected for VAT.

Fishergate, York, YO10 4AB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1754 SQ FT / 163 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

