

FOR SALE

57 & 59 MONKGATE & 2
PENLEY'S GROVE STREET
YORK, YO31 7PB

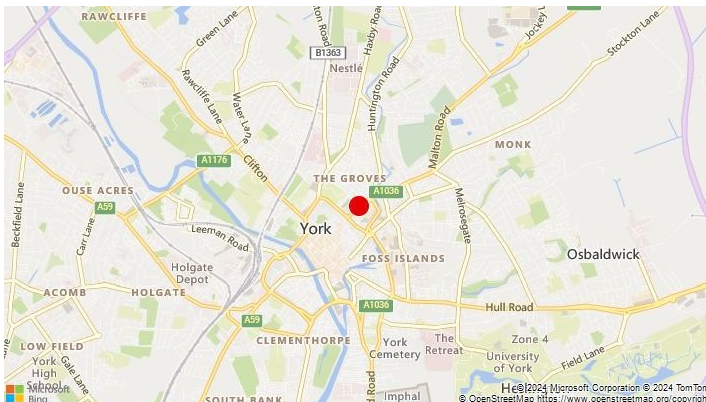
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £1,500,000

Investment

Property Features

- Wonderful investment opportunity located in York
- Comprises a retail unit and 5 apartments
- Fully let with a current rental income of £86,160 per annum
- Beautifully maintained Grade II Listed property



Enquiries

Barry Crux & Company
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Location

The subject property is located in York, on Monkgate which forms one of the main arterial routes into and out of the City Centre, the latter starting within three hundred yards or so at Monk Bar. Monkgate also forms part of the City's inner ring road system.

Description

The property provides a substantial detached period building with accommodation over 5 floors. The ground and lower ground comprises a spacious retail unit with a lovely Oakleaf conservatory to the rear and a small car park. Off Monkgate there is a separate entrance providing access to three apartments each with kitchen, sitting room, bedroom and bathroom. Off Penley's Grove Street is a further entrance to two apartments, one of which provides a kitchen, sitting room, bedroom and bathroom and the other is over two floors, with kitchen, sitting room, two bedrooms, bathroom and shower room.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
59 Monkgate - Retail Unit	1,813	168.43
57a Monkgate - First Floor Apartment	507	47.1
57b Monkgate - Second Floor Apartment	512	47.56
57c Monkate - Third Floor/Attic Apartment	308	28.61
2a Penleys Grove Street - First Floor Apartment	507	47.1

Services

Mains electricity, water and drainage are connected to the building. The shop has a gas supply for central heating.

Business Rates - 2024/25

RATEABLE VALUE	RATES PAYABLE
£19,000	£9,481

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

Terms

The property is held freehold by way of 5 separate freehold titles.

The retail unit is let for a term of 10 years from 19 May 2022 with a tenant break clause after 5 years at a rent of £33,000 per annum subject to an upwards only rent review after 5 years.

The apartments are all let by way of assured shorthold tenancy agreements at rents totalling £53,160 per annum.

