

1 EAST PARADE & 21 MILL LANE

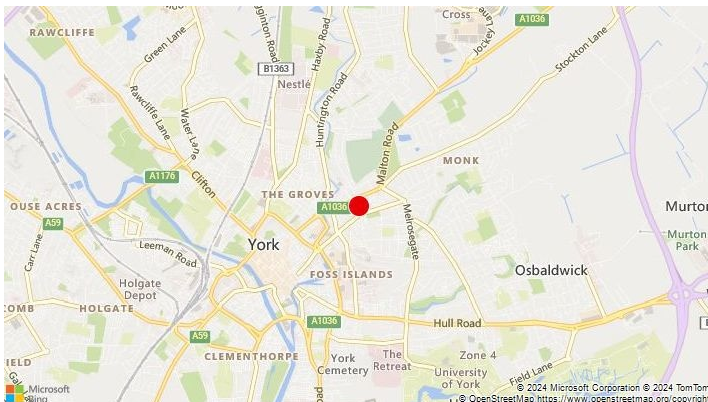
21 MILL LANE, YORK, YO31 7TF

Price - £475,000

Investment
1,902 sq.ft. (176.7 sq.m.)

Property Features

- Redevelopment opportunity in the popular York suburb of Heworth - Planning consent in place for a shop and four apartments
- Located around half a mile from the city centre
- Comprises a retail unit, office, apartment, garage and parking space



Enquiries

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Location

The property is located in the popular suburb of Heworth which lies around half a mile from York City Centre. The area comprises a stock of period housing plus modern apartments. The property also lies within 100 metres of Glen Gardens, a local park and play area.

There are also shopping facilities close by on East Parade, including a Post Office and a Co-op Convenience Store.

Description

The property comprises a corner building at the junction of East Parade with Mill Lane. It currently provides a ground floor shop with a flat above, with offices and a garage to the rear, plus a parking space.

The property has planning permission (application no. 21/02247/FUL) for redevelopment. This is for the retention of the ground floor shop and flat above and to demolish the remaining buildings to make way for three new flats. Further information is available at www.york.gov.uk.

Accommodation

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

	sq.ft.	sq.m.
Retail Unit	475	44.13
Office	302	28.06
Garage	494	45.89
First Floor Flat	631	58.62

Services

All mains services are understood to be connected to the property.

EPC Rating

The commercial property has an Energy Rating of 63 C. The first floor flat has an Energy Rating of 60 D.

Tenancy Information

Shop: £7,700
Offices: £3,800

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.

Price

The property is held freehold and subject to vacant possession.

