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• Shop Currently Tenanted.

• Residential Vacant

• In Need of Renovation

• Sought After Central Location

Townhouse

• A Shop, Three Apartments and a

• Grade II Listed

• Mixed Use Development

Freehold
Council Tax Band - B

Rougier Street
, York
YO1 6HZ



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchasers, this plan is for guidance purposes only and should not be used as such by any person. The floorplan is not intended to be a statement of fact and no guarantee is given as to their accuracy or efficiency. Plans may vary slightly from the actual property.



Rougier Street
, York
YO1 6HZ

£900,000

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A rare opportunity to acquire a unique freehold Grade II listed mixed-use property in the heart of York city centre. This exceptional offering comprises a commercial unit (currently let) and five residential units: two apartments, a duplex apartment, and a two-bedroom townhouse.

Situated in a prime location within walking distance of York Railway Station, the property is surrounded by luxury hotels and enjoys close proximity to an array of amenities, making it highly desirable for both commercial and residential purposes.

The ground-floor commercial unit is currently leased, generating a reliable annual income of £12,000. The residential units have been stripped back, providing an excellent blank canvas for redevelopment. There is significant potential for further reconfiguration (subject to planning permission), with the possibility of converting the existing apartments into six studio units while retaining the two-bedroom townhouse.

Externally, the property benefits from a nearby residents' and pay-and-display council car park, offering added convenience.

This versatile property presents a fantastic investment or development opportunity in one of York's most sought-after locations.

