

Monkgate City Central, York YO31 7PB

Freehold
Council Tax Band - Exempt

- Period Detached Mixed Used Development
- Beautiful Grade II Listed Building
- Long term Lease of Commercial Unit
- Off Street Car Parking (Lett with the commercial unit)
- Five Apartments All tenanted and well presented
- A Combined Annual Rental Income Of £90,696.
- Energy performance ratings: 59 Monkgate (D81), 57a Monkgate (E46), 57b Monkgate (E50), 57c Monkgate (E44), 2a Penley's Grove Street (E41), and 2b Penley's Grove Street (D67).

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN



Monkgate, City Central, York, YO31 7PB

Monkgate
City Central, York
YO31 7PB

£1,400,000



This substantial detached period building offers a prominent commercial shop frontage alongside five well-maintained apartments, all fully let. Spanning five floors, the property retains many original features, including a stunning sweeping staircase enhanced by a recently replaced roof light as part of an extensive roof update.

The ground and lower ground levels comprise a spacious retail unit, which includes an Oakleaf conservatory at the rear and a small car park, tenanted within the commercial lease. A separate entrance off Monkgate provides access to three apartments, each featuring a kitchen, sitting room, bedroom, and bathroom. Another entrance off Penley's Grove Street leads to two further apartments—one with a kitchen, sitting room, bedroom, and bathroom, and the other set over two floors, offering a kitchen, sitting room, two bedrooms, a bathroom, and a shower room.

Located on Monkgate, one of York's main arterial routes, the property is just a few hundred yards from Monk Bar and forms part of the city's inner ring road, ensuring excellent connectivity.

The property is Grade II listed and held freehold across five separate titles. The retail unit is let on a 10-year lease from May 2022 at £33,000 per annum, with a tenant break clause at the five-year mark and an upwards-only rent review after five years. The five apartments are let under assured shorthold tenancy agreements, generating a combined annual rental income of £57,696, bringing the total annual rental income to £90,696.

The commercial unit contributes 30% towards the building's maintenance, with the lease available on request.

Energy performance ratings: 59 Monkgate (D81), 57a Monkgate (E46), 57b Monkgate (E50), 57c Monkgate (E44), 2a Penley's Grove Street (E41), and 2b Penley's Grove Street (D67).

** Some of the kitchen photos used are of the commercial unit showroom**

