

# 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).



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Monkgate  
City Central, York  
YO31 7PB

£1,250,000



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.

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

