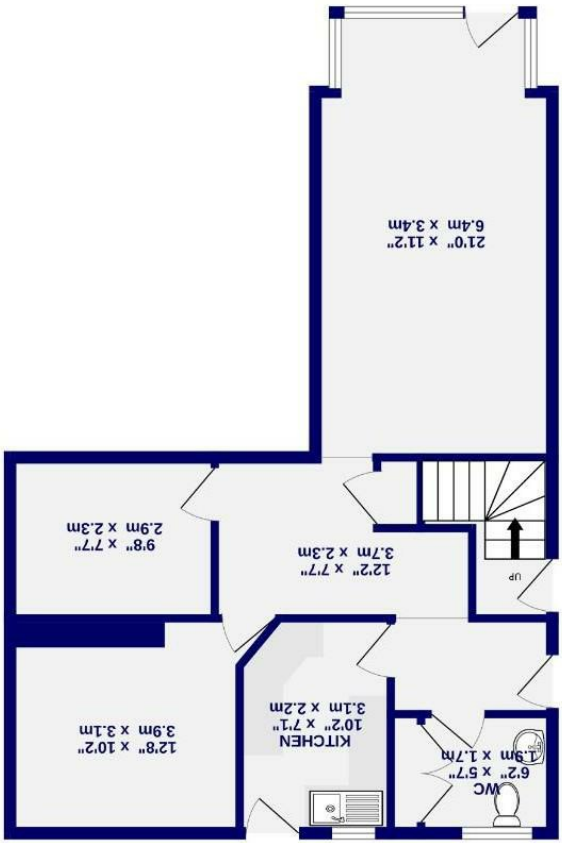




# York Road Acomb, York YO24 4LZ

Freehold  
Council Tax Band -

- Large Commercial Property
- Two First Floor Apartment
- Two Commercial Businesses
- Off Street Parking
- Total Income c. £53,000 p.a. with Rental Uplift Potential
- Freehold Development
- EPC D



GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.

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 statements contained in these particulars are given as a guide 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 property on behalf of the vendor.



York Road  
Acomb, York  
YO24 4LZ

£650,000

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Freehold Mixed-Use Investment Opportunity – Total Income c. £53,000 p.a. with Rental Uplift Potential

A rare opportunity to acquire a substantial freehold detached building comprising two well-established commercial units and two self-contained residential apartments, ideally positioned in the heart of Acomb on the busy and popular York Road. This well-maintained and versatile property offers a strong, immediate income with further potential for uplift. The current owners have carried out regular maintenance, alongside ongoing internal touch-ups to ensure the building remains in good order.

Commercial Accommodation  
To the ground floor, the property is split into two commercial units:

No. 28 – A long-standing opticians, currently let on a 10-year lease expiring May 2026, generating approx. £21,000 per annum.

No. 30 – A hair and beauty studio, let on a 3-year lease expiring November 2026, producing £950 per calendar month (£11,400 p.a.).

Residential Accommodation  
Accessed via a private entrance to the rear, the first floor offers two separate residential flats:

A well-presented two-bedroom apartment, currently let through a local agent at £1,300 per calendar month (£15,600 p.a.).

A one-bedroom apartment, currently let at £550 per calendar month (£6,600 p.a.). This is considered below market rent, with a realistic market value of approximately £750 per month (£9,000 p.a.), presenting an uplift potential of £2,400 per annum.

Business Rates 2025/ 2026  
30 York Road £3,293.40 PA  
28 York Road £7859.25 PA

This property is being sold freehold, with full tenant details and lease documentation available on request.

This is a superb opportunity to secure a high-yielding, low-maintenance investment in a prominent York suburb with ongoing rental growth potential and strong local demand for both residential and commercial premises.

