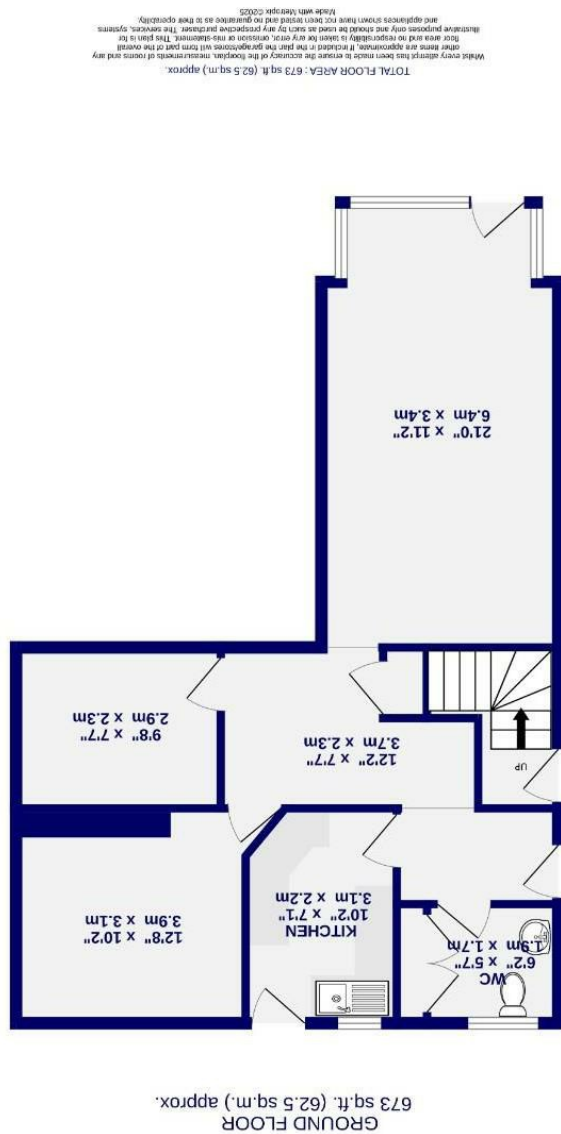




York Road
Acomb, York
YO24 4LZ

£650,000



Freehold Mixed-Use Investment Opportunity – Total Income c. £55,200p.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 2027, generating approx. £21,000 per annum.

No. 30 – A hair and beauty studio, let on a 3-year lease expiring November 2027, producing £1,000 per calendar month (£12,000 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.

