



Coffee Yard
, York
YO1 8AR

£625,000



We offer for sale the freehold interest in this beautiful historic building. Situated in the old heart of the city this 3 Coffee Yard forms one side of the cobbled courtyard off Stone gate shared with Barley Hall which is one of York's most popular tourists attractions. The original property dates back to the later part of the 17th century with a comprehensive refurbishment less than 10 years ago.

The property is currently let on a 10 year full repairing lease from 2022 with a break clause in 2028, at a rental of £35000 per annum.

There are three floors as well as a basement and vaulted stairwell, floorplans attached.

Agents Note: The property is being sold on behalf on an employee of Ashtons Estate Agents.

EPC <https://find-energy-certificate.service.gov.uk/energy-certificate/3562-9452-1211-9934-5645>

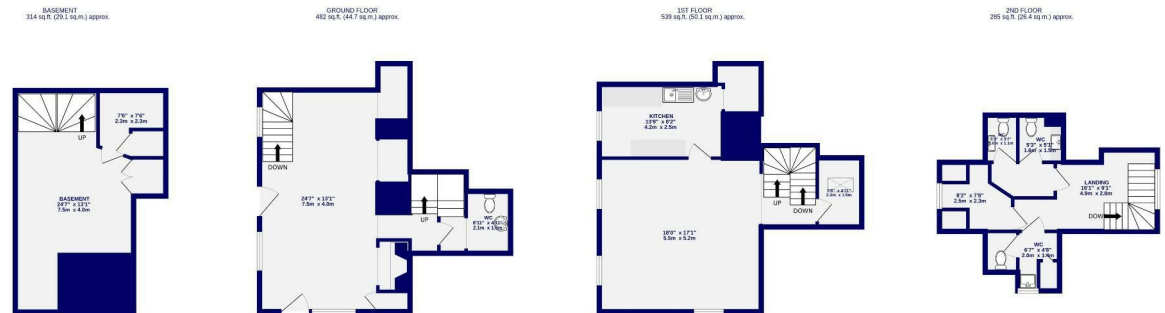




Coffee Yard , York YO1 8AR

Freehold
Council Tax Band -

- Unique Investment Property
- Excellent order Throughout
- Circa 1500 sq ft
- Current Rental Income £35,000
- Rare Opportunity
- Commercial EPC Rating 57C



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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