

- TOTAL FLOOR AREA: 768 sq ft (71.3 sq m) approx.
 While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other items are approximate. It is included in the plan the measurements will vary from the overall floor area and no responsibility is taken by any vendor, independent of this 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 inspected and are shown for information purposes only and are not to be taken as their operability.



Beckfield Lane
, York
YO26 5PJ

Offers Over £350,000

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Occupying a commanding position on a busy main road within one of York's most sought after residential areas, this superb end terrace property offers an excellent opportunity to acquire a fully refurbished commercial premises together with a self-contained two bedroom flat above.

The ground floor was completely refurbished in 2015 to a very high standard and is currently trading as a popular pizza bar. The space is presented to an excellent standard and would suit a variety of uses, subject to the necessary consents.

The layout comprises a well-presented sales area with modern panelled interior and illuminated signage, leading through to a spacious preparation kitchen, storeroom with walk-in cold room, and staff toilet with wash hand basin.

The first floor, accessed independently via a private staircase, provides a well-proportioned two bedroom apartment ideal for owner occupation, staff accommodation, or as an additional rental income stream.

The current rental income for the flat is £725 per calendar month, and the pizza shop is let at £750 per calendar month. The commercial lease runs for 15 years from 10 December 2015 to 9 December 2030, with the tenant having been in occupation for a considerable period, providing a stable and reliable income.

Externally, the property benefits from a driveway, garage, and a large rear garden—rare features for this type of premises.

This is a fantastic opportunity to purchase a mixed-use property in an excellent York location with scope for further development or investment.

Council Tax Band B

