



Beckfield Lane
, York
YO26 5PJ

Offers Over £350,000



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

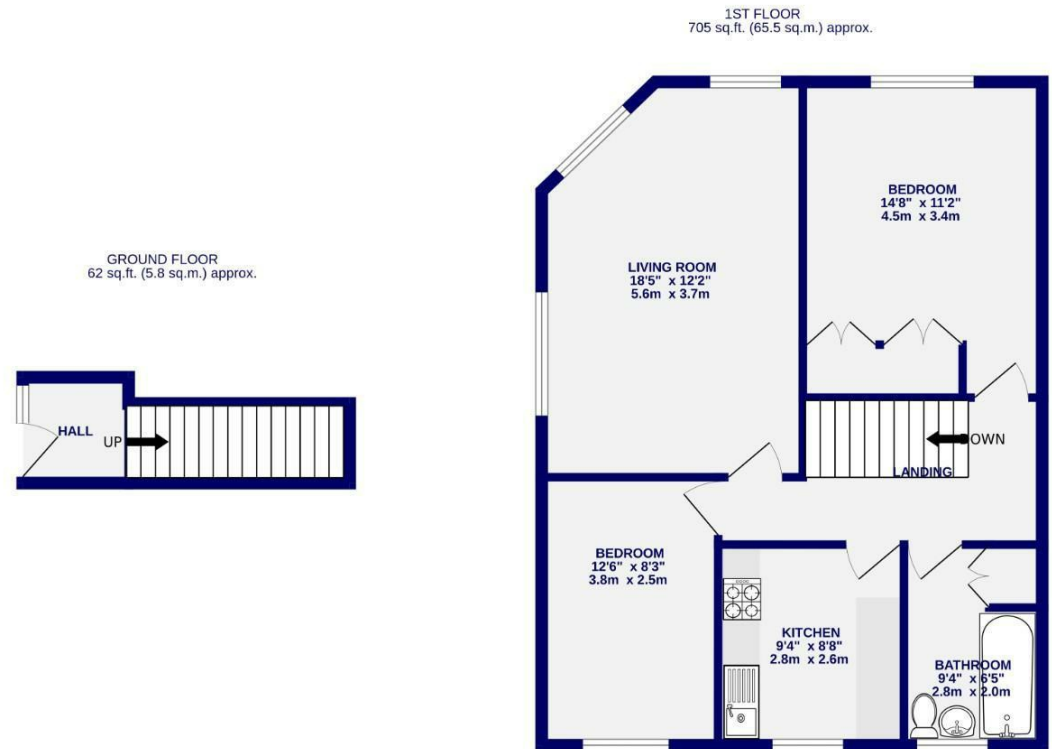




Beckfield Lane , York YO26 5PJ

Freehold
Council Tax Band - B

- Mixed Use Property
- End Terrace
- Two Bedroom Apartment
- Ground Floor Commercial Unit
- Driveway & Garage
- Potential For Development
- EPC E for Flat / B for Commercial



TOTAL FLOOR AREA: 768 sq.ft. (71.3 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/shed 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.
Made with Metropix ©2025

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 areas, measurements, floor plans or distances referred to 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 statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.