

Ashtons

Kettlestring Lane, York, YO30 4XF

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£850,000







Situated within the established Clifton Moor business district, Concept Business Centre offers an exceptional investment opportunity comprising a substantial semi-detached commercial building of approximately 7,029 sq ft.

The property is arranged to provide a mix of serviced office suites and self-storage facilities, designed to suit a wide range of business occupiers. There are currently around 15 individual office and business units of varying sizes, along with a dedicated self-storage warehouse. The site also benefits from approximately 15 on-site parking spaces.

Concept Business Centre is currently producing a gross annual income of approximately £110,000, representing an attractive return for investors seeking a well-established income-generating asset within one of York's most sought-after commercial locations.

Clifton Moor remains a key business hub on the northern side of York, with excellent access to the outer ring road (A1237), A19, and wider regional transport links. Nearby occupiers include a range of national and local businesses, trade counters, and retail operators.

Rateable Value: £25,500

Gross Amount Payable: £12,724.50 per annum

An excellent opportunity to acquire a well-let, incomeproducing commercial property in a thriving business location.

Viewing is highly recommended to appreciate the scale and flexibility of accommodation on offer.









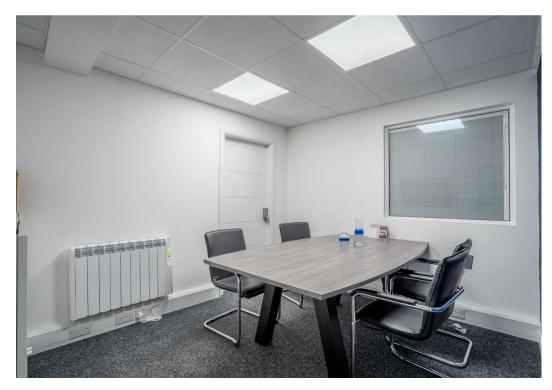










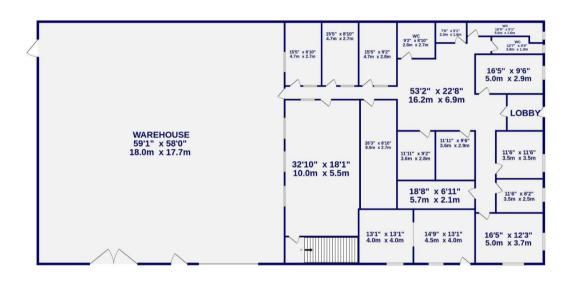


## Kettlestring Lane York YO30 4XF

Freehold Council Tax Band -

- Mixed Used Commercial Building
- Approximately 7029 Sqft
- Gross Income Approximately £110,000
- Warehouse and Office Units
- Off Street Parking
- Located On A Popular Business Park
- EPC B

## GROUND FLOOR 7029 sq.ft. (653.0 sq.m.) approx.



## TOTAL FLOOR AREA: 7029 sq.ft. (653.0 sq.m.) appro

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