



32 Bishopthorpe Road
York, YO23 1JL
£1,000 Per Month

PRIME RETAIL / OFFICE OPPORTUNITY TO LET – *AVAILABLE NOW*

The Opportunity

Location, community, and footfall. Situated on the vibrant, award-winning Bishopthorpe Road (affectionately known to locals as "Bishy Road"), this premium first-floor commercial space offers an unbeatable location just south of York's historic city walls.

Perfect for a boutique office, creative studio, treatment rooms, or specialized retail, this property places your business in the heart of one of York's most popular and bustling independent shopping districts.

Overview

This well-presented first-floor premises offers a flexible open-plan space complemented by excellent natural light. The property is accessed via a secure entrance and provides an ideal blank canvas for a business looking to establish a prominent footprint in York.

Accommodation

The property briefly comprises:

- Main open-plan office/retail area
- Private meeting room or secondary office space
- W.C. facilities

Location & Demographics

Bishopthorpe Road is a bustling hub serving both a affluent local residential community and a steady stream of tourists. Located just minutes from the York City Centre, the racecourse, and the scenic Rowntree Park, the area enjoys consistent daily footfall and a fiercely supportive local community.

Travel Distances



- York City Centre: 10-minute walk
- York Railway Station: 12-minute walk (Direct links to London King's Cross in under 2 hours)
- A1(M) Motorway Link: 20-minute drive

Terms & Viewing

Lease Terms

Available by way of a new full repairing and insuring (FRI) lease for a term of years to be agreed.

Legal Costs

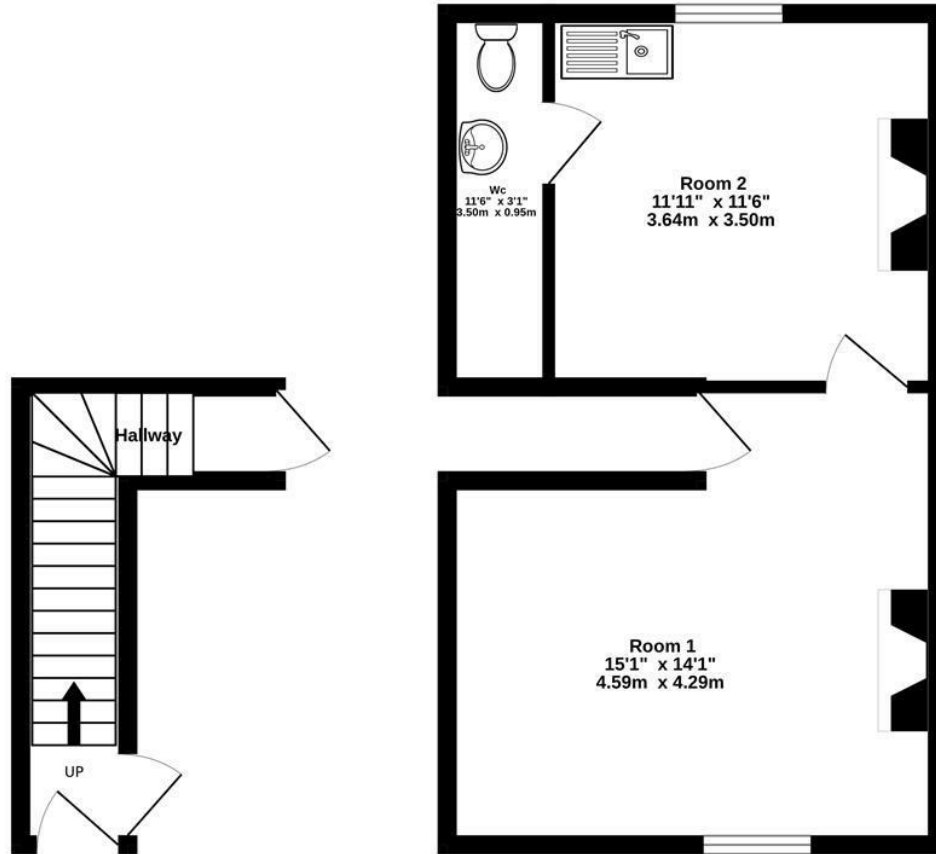
Each party is to be responsible for their own legal costs incurred in connection with this transaction.

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority (City of York Council) regarding potential small business rates relief.

FLOOR PLAN

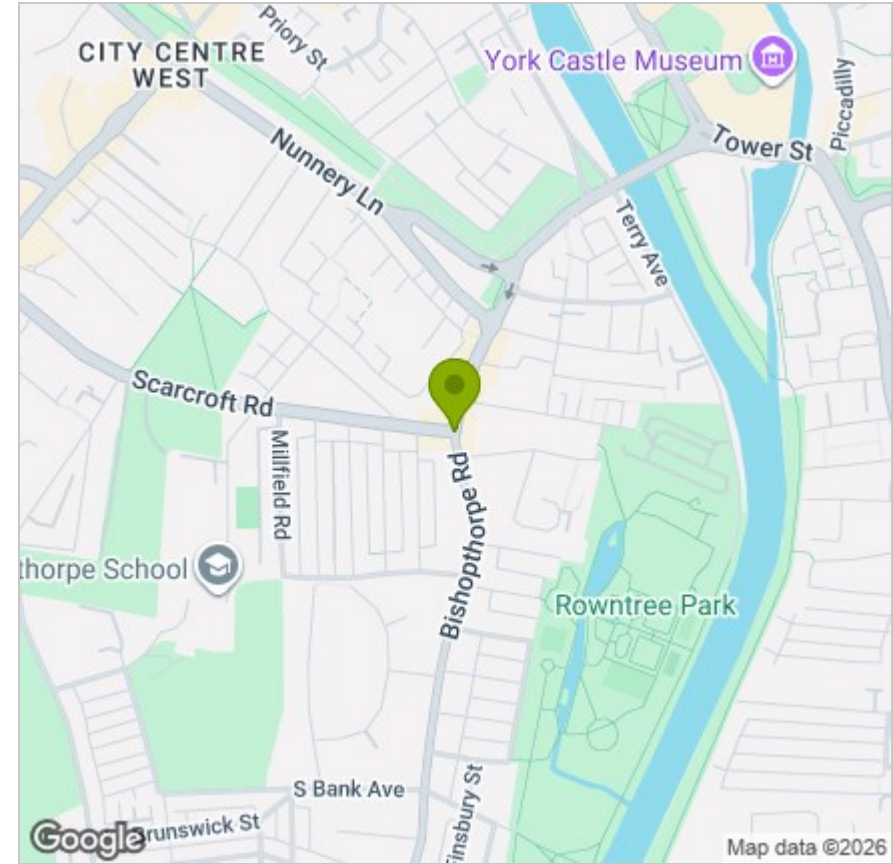
First Floor
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
Made with Metropix ©2026.

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.