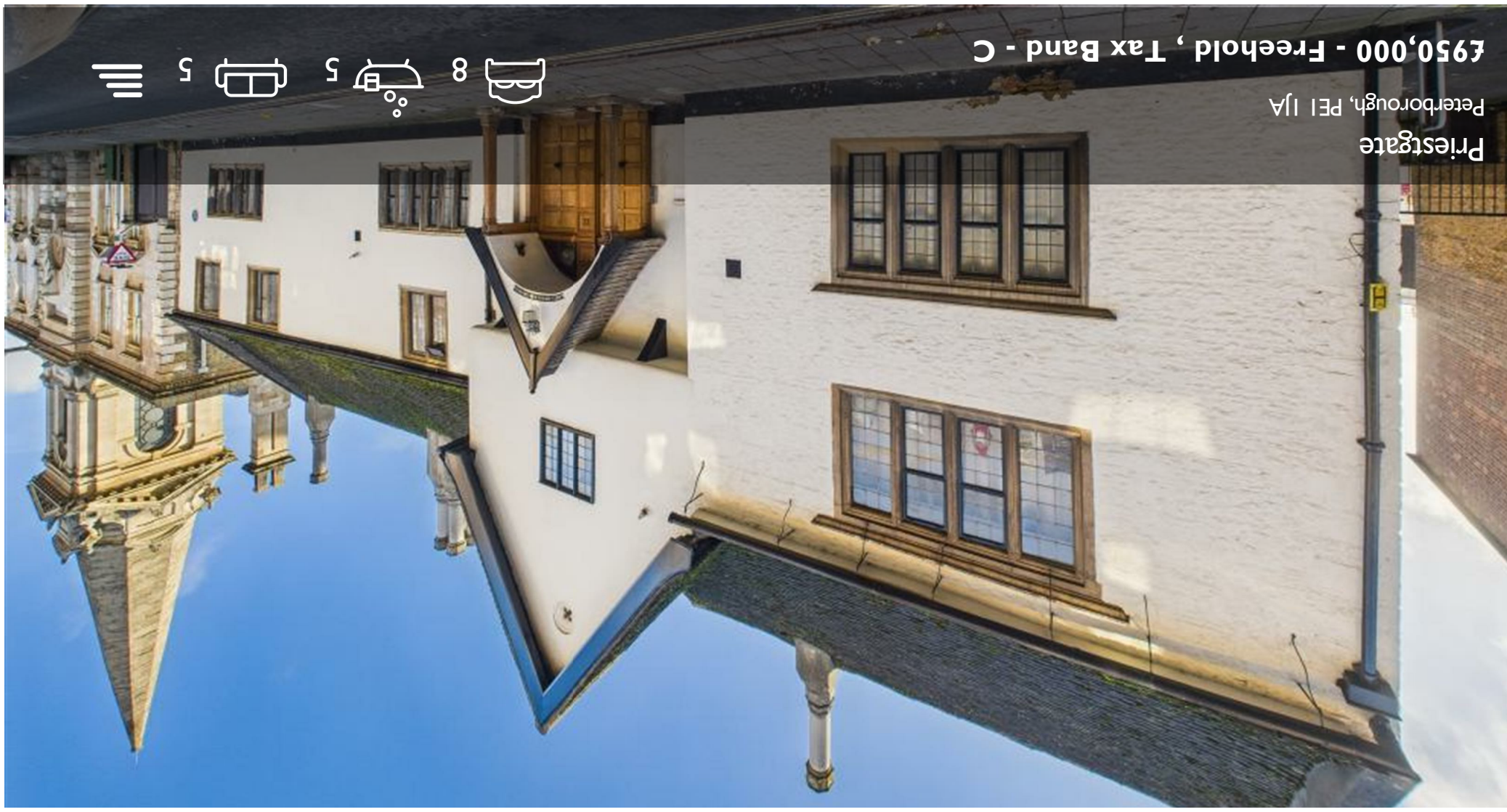
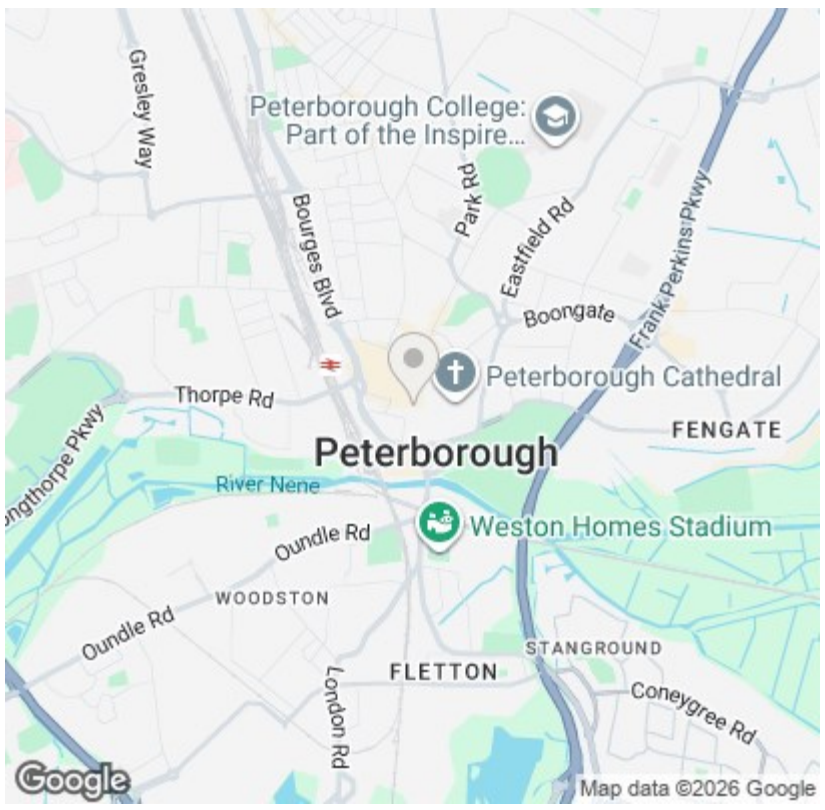


Floor Plan

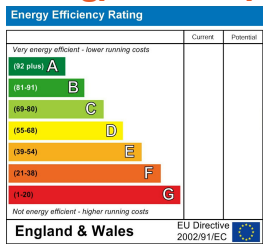
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Priestgate
Peterborough, PE1 1JA

Yorkshire House offers a rare opportunity to acquire a character block of luxury apartments in the heart of Peterborough city centre. The property comprises five unique and individually designed apartments and is offered with the freehold of the entire building included, making it an attractive and secure investment opportunity.

The apartments benefits from shared gated parking, a highly sought after feature in a central location, along with access to shared gardens. The block is currently tenanted, providing immediate income, with company purchase available and the option to be sold with vacant possession by agreement. Offered with no forward chain and with virtual tours available for all apartments, Yorkshire House presents a flexible and compelling proposition for investors and developers seeking a prime city centre asset with long term appeal.

Location and Investment Appeal

Yorkshire House is positioned in the very centre of Peterborough, within easy reach of the city's main amenities, retail areas, restaurants, and business districts. Peterborough Railway Station is within proximity, providing fast and direct rail links to London King's Cross, making the city increasingly popular with commuters, professionals, and investors alike. Peterborough continues to attract strong demand due to its affordability relative to London and the Southeast, combined with excellent transport connections and ongoing regeneration. This connectivity and growth make Yorkshire House particularly appealing to out of area investors seeking a city centre asset with strong fundamentals, sustained tenant demand, and long-term investment potential.

EPC
Flat 1 - C 69/79
Flat 2 - D 62/78
Flat 3 - D 62/77
Flat 7 - D 65/79
Flat 8 - D 61/77

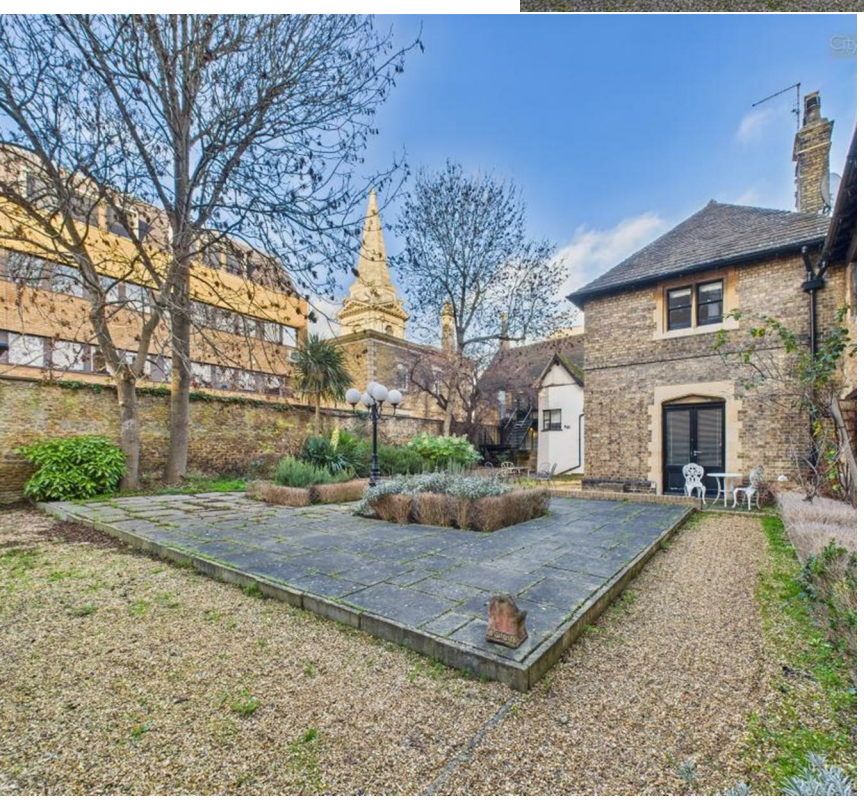
Tenure - Freehold

















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: Yes
Permitted development: Yes
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: Yes
Property subletting: Yes
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Yes
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800 Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL