



Gillygate,  
City Centre, York  
YO31 7EQ

£650,000



Positioned in one of York's most prominent and historic city centre locations, this substantial Grade II listed mixed use property offers an exceptional investment opportunity on the highly regarded Gillygate, just moments from York Minster and the heart of the city.

The property forms part of an attractive late nineteenth century building constructed in terracotta and red brick beneath a slate roof. The symmetrical façade rises over three storeys and three bays, with decorative moulded terracotta detailing, distinctive two storey canted oriel windows and traditional shopfront set within ornate surrounds, creating a striking presence within this historic street scene.

The accommodation comprises a ground floor retail premises together with a substantial three bedroom apartment arranged across the upper floors, providing a flexible opportunity for investors seeking both commercial income and strong residential potential.

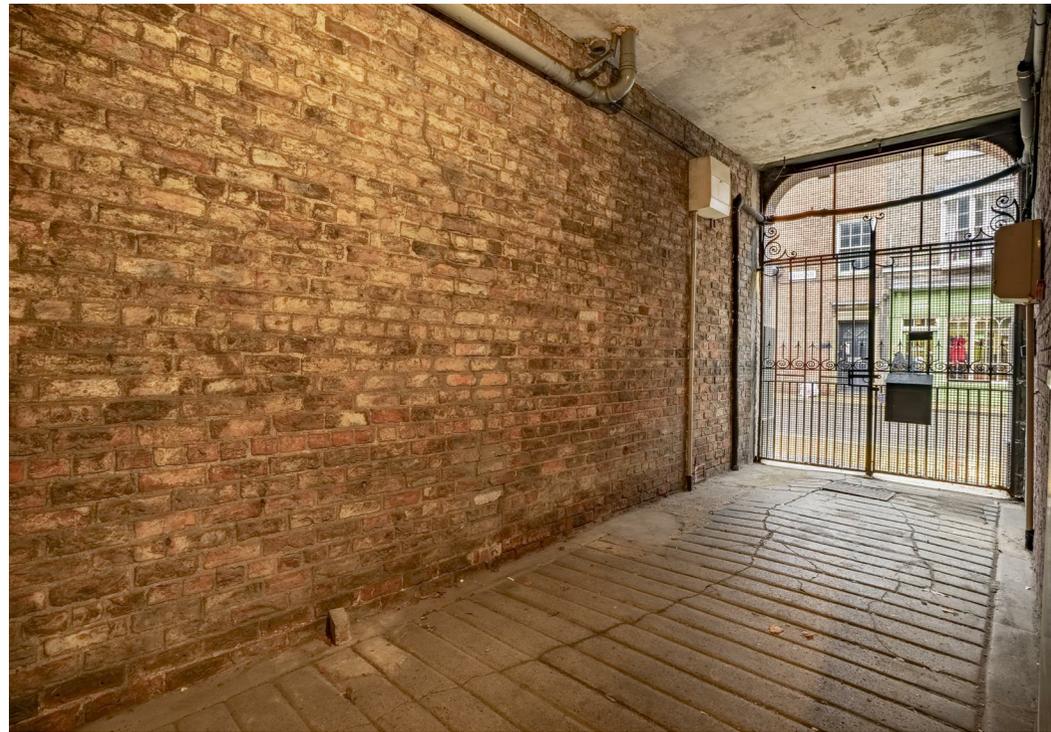
The ground floor shop is currently let at £18,000 per annum, with rent review imminent and lease running 2028, ability to renegotiate or extend the lease depending on requirements.

Above the commercial space is an impressive period apartment extending to approximately 1700 sq ft and arranged across the first and second floors. The accommodation includes three large double bedrooms, a spacious lounge with original fireplace, family bathroom and two separate WCs, with excellent proportions typical of properties from this era.

The apartment currently benefits from HMO planning and licensing with a potential income of approximately £28,080 per annum. Alternatively the generous floor area and prime city centre position could lend itself to a holiday let or boutique style accommodation, subject to the necessary permissions.

Externally the apartment benefits from a rear courtyard garden together with gated side access shared with the neighbouring commercial premises.





# Gillygate, City Centre, York YO31 7EQ

Freehold  
Council Tax Band - C

- Period Freehold Building
- Views of York Minster
- Mixed Use Development
- Commercial Tenanted Shop
- HMO Planning and HMO Licence
- Potential Income of £47,080
- EPC TBC



**TOTAL FLOOR AREA : 2379 sq.ft. (221.0 sq.m.) approx.**  
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