





Clarence Street  
City Centre, York  
YO31 7DE

£2,250,000

 19  13

A multi unit freehold building of 13 apartments and 8 parking spaces. The property represents an incredible investment opportunity with all thirteen properties let with a gross annual income of approximately £156,000 per annum with additional income of £4800 per annum for four parking spaces let separately to tenancies'. This is a freehold property so has the potential to be used for short term letting and therefore increase revenues.

The property is situated less than mile from York city centre with easy access to both St Johns university and York Hospital.

Built in two blocks with a central parking courtyard approximately 19 years ago the property has a front entrance onto Clarence Street by foot and vehicular access from Brook Street to the Rear.

The accommodation includes 6 two bedroom apartments and 7 one bedroom apartments; all self contained with their own kitchens and bath or shower rooms.

There is also a communal lobby and stairwell providing access to the apartments over four floors to the front block and a three storey rear block. with both a secure communal bin store and secure communal bike store accessible from the car park. There are five parking spaces in the central courtyard and a further three spaces that are currently let out on an annual income to the rear.







# Clarence Street City Centre, York YO31 7DE

Freehold  
Council Tax Band - New Build

- Freehold Block Of Apartments
- 13 Apartments
- 8 Parking Spaces
- Gross Annual Income of £156,000
- Modern Construction
- Potential For Holiday Letting
- EPC's TBC

GROUND FLOOR  
1889 sq.ft. (175.5 sq.m.) approx.



1ST FLOOR  
1724 sq.ft. (160.1 sq.m.) approx.

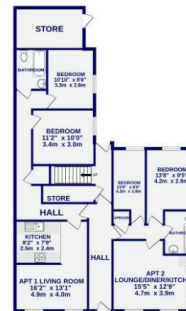


2ND FLOOR  
1710 sq.ft. (158.9 sq.m.) approx.



TOTAL FLOOR AREA : 6149 sq.ft. (571.3 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.  
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3RD FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



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