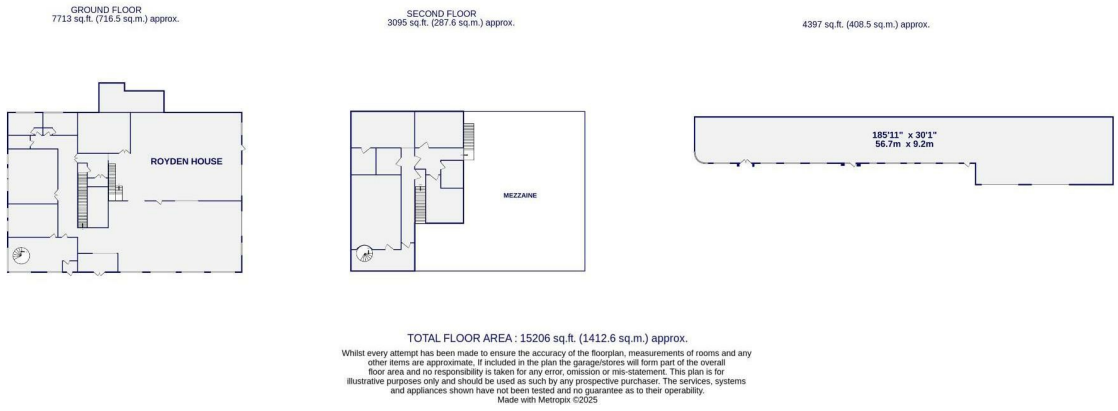


Haxby Road
Clifton, York
YO31 8JN

Freehold
Council Tax Band - Exempt

- Large multi-unit commercial building
- Wraparound car park with ample parking provision
- Detached garage and office building
- Prominent position close to York city centre
- Offered Vacant Possession
- Site Covers Approximately 3,535.61 m²
- EPC C



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Haxby Road
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YO31 8JN

Asking Price £2,250,000

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A substantial commercial property offering a wealth of versatile space, set within a prominent position close to York city centre. The site covers approximately 3,535.61 m².

The main building extends across a generous footprint and provides a variety of flexible accommodation, suitable for a wide range of commercial, retail, or office uses (subject to the necessary consents).

Externally, the site benefits from a large wraparound car park providing excellent access and significant on-site parking. In addition, there is a separate detached garage and office building, further enhancing the potential for mixed-use or independent occupation.

Situated on Haxby Road, the property enjoys high visibility and convenient access to York city centre, the outer ring road, and a range of nearby amenities.

This rare opportunity offers substantial space and scope for investors, developers, or occupiers seeking a landmark site in a well-connected location.



