



Clarence Street
City Centre, York
YO31 7DE

Offers Over £2,000,000



A Deadline For All Offers Has Been Set For The
17/07/2026

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
- A Deadline For All Offers Has Been Set For The 17/07/2026
- EPC TBC

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



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

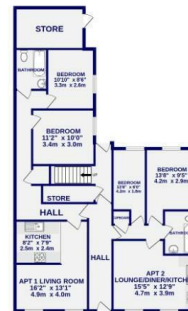


2ND FLOOR
1710 sq.ft. (158.9 sq.m.) approx.

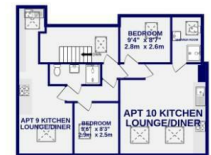


TOTAL FLOOR AREA : 6149 sq.ft. (571.3 sq.m.) approx.

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3RD FLOOR
826 sq.ft. (76.8 sq.m.) approx.



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