



147/147A BECKFIELD LANE YORK, YO26 5PJ

£325,000
FREEHOLD


milburns
commercial



Occupying a commanding position on a busy main road within one of York's most sought after residential areas, this superb end terrace property offers an excellent opportunity to acquire a fully refurbished commercial premises together with a self-contained two bedroom flat above.

The ground floor was completely refurbished in 2015 to a very high standard and is currently trading as a popular pizza bar. The space is presented to an excellent standard and would suit a variety of uses, subject to the necessary consents.

The layout comprises a well-presented sales area with modern panelled interior and illuminated signage, leading through to a spacious preparation kitchen, storeroom with walk-in cold room, and staff toilet with wash hand basin.

The first floor, accessed independently via a private staircase, provides a well-proportioned two bedroom apartment ideal for owner occupation, staff

accommodation, or as an additional rental income stream.

The current rental income for the flat is £725 per calendar month, and the pizza shop is let at £750 per calendar month. The commercial lease runs for 15 years from 10 December 2015 to 9 December 2030, with the tenant having been in occupation for a considerable period, providing a stable and reliable income.

Externally, the property benefits from a driveway, garage, and a large rear garden—rare features for this type of premises.

This is a fantastic opportunity to purchase a mixed-use property in an excellent York location with scope for further development or investment.

Council Tax Band B

Mixed Use Property End Terrace Two Bedroom Apartment Ground Floor Commercial Unit Driveway & Garage Potential For
Development EPC TBC





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ADDITIONAL INFORMATION

Local Authority – COYC

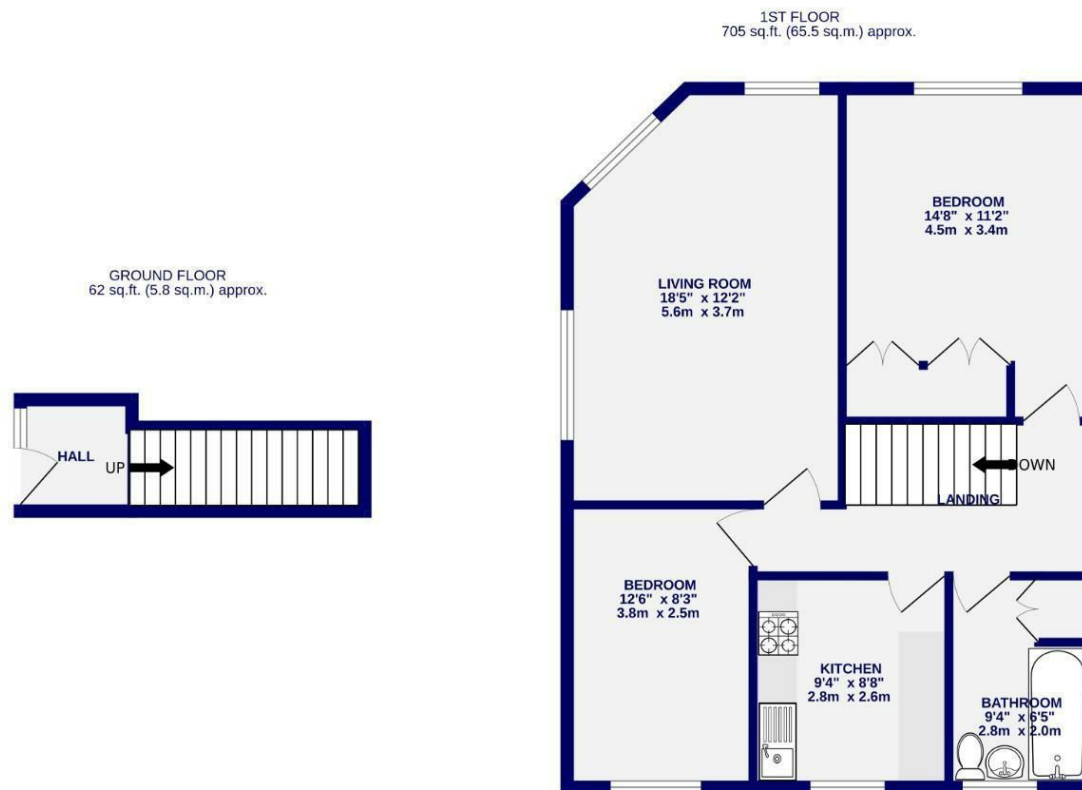
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/stores will form part of the overall floor area 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.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Milburns Commercial 5 High Petergate York YO1 7EN
01904 207022
enquiries@milburnsnet.com
www.milburnsnet.com