





Beckfield Lane  
, York  
YO26 5PJ

Offers Over £350,000



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





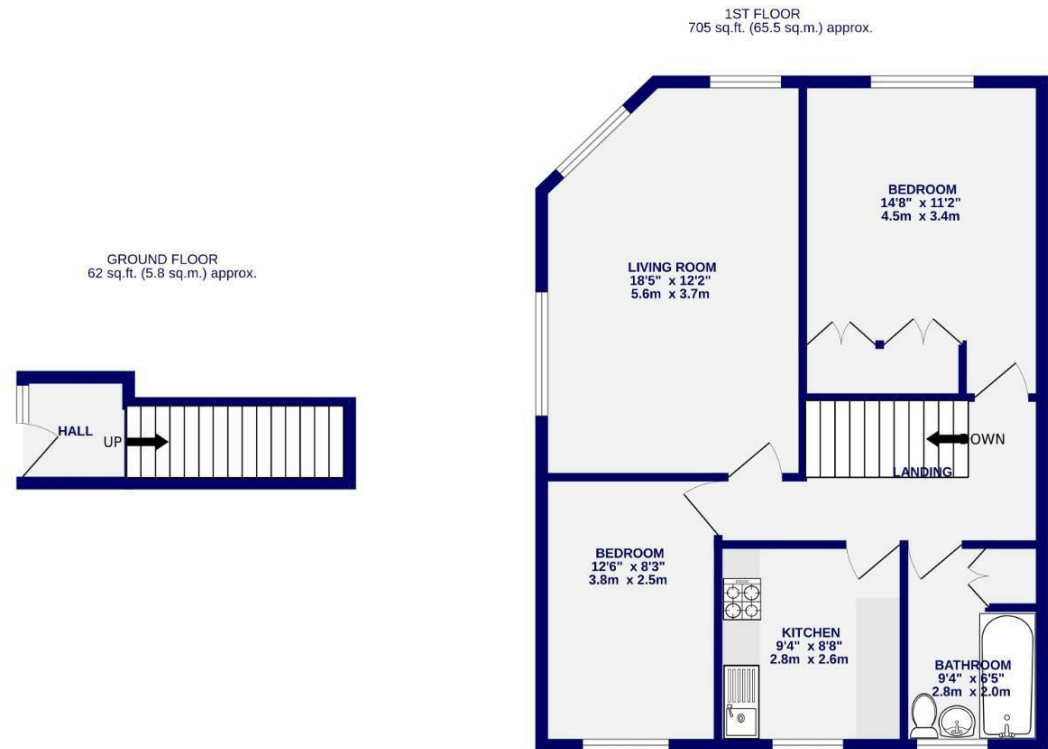




# Beckfield Lane , York YO26 5PJ

Freehold  
Council Tax Band - B

- Mixed Use Property
- End Terrace
- Two Bedroom Apartment
- Ground Floor Commercial Unit
- Driveway & Garage
- Potential For Development
- EPC E for Flat / B for Commercial



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

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