

• Commercial EPC Rating 5/C

- Rare Opportunity

35,000

- Current Rental Income

- Circa 1500 sq ft

- Excellent order Throughout

- Unique Investment Property

Freehold Council Tax Band -

YO1 8AR
, York
Cofffee Yard



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265 sq ft (24.6 sq m) approx.

15.1 POCOUN

CHIQUINQUERA.COM

314 sq. ft. (29.1 sq.m.) approx.



Coffee Yard
, York
YO1 8AR

£625,000



We offer for sale the freehold interest in this beautiful historic building. Situated in the old heart of the city this 3 Coffee Yard forms one side of the cobbled courtyard off Stone gate shared with Barley Hall which is one of York's most popular tourists attractions. The original property dates back to the later part of the 17th century with a comprehensive refurbishment less than 10 years ago.

The property is currently let on a 10 year full repairing lease from 2022 with a break clause in 2028, at a rental of £35000 per annum.

There are three floors as well as a basement and vaulted stairwell, floorplans attached.

Agents Note: The property is being sold on behalf on an employee of Ashtons Estate Agents.

EPC <https://find-energy-certificate.service.gov.uk/energy-certificate/3562-9452-1211-9934-5645>

