



## JAVA BAR, 18 EASTHOLME DRIVE YORK, YO30 5SW

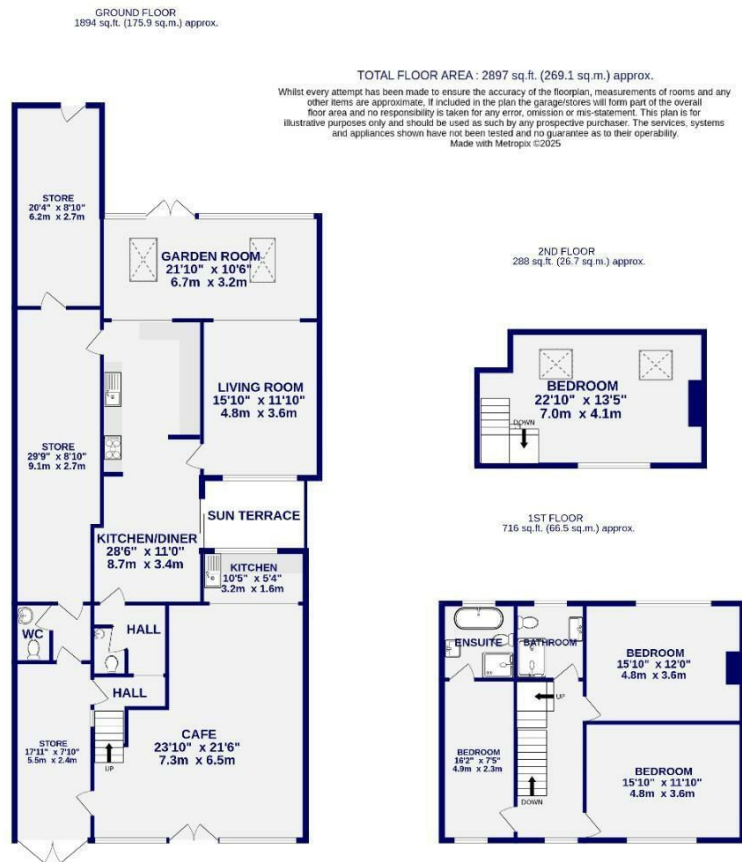
£600,000  
FREEHOLD

A rare opportunity to acquire a well-established café and newsagent with an impressive four-bedroom family home and a generous, beautifully maintained rear garden all set in a popular residential area to the north of York.

The commercial space, currently home to the thriving Java Bar, includes a welcoming customer seating area, counter with central island, and a fully equipped kitchen. A canopy provides covered outdoor seating, and the business benefits from its own private entrance, separate from the residential accommodation. Operating accounts are available on request.

Accessed via a private, timber-clad entrance to the side, the residential accommodation is entirely secluded from the business. A foyer leads to a ground floor WC and two large stores/garages. Beyond, a hallway connects to a further cloakroom and the main living areas.

The impressive kitchen diner spans the full depth of the original house and features a mix of wood and quartz worktops, integrated appliances, a breakfast bar, and access to a private internal courtyard. The rear extension includes a bright garden room with French doors and a stylish lounge with feature fireplace.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

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