



57 & 59 MONKGATE & 2 PENLEY'S GROVE STREET, YORK, YO31 7PB
£1,400,000
FREEHOLD


milburns
commercial



This substantial detached period building offers a prominent commercial shop frontage alongside five well-maintained apartments, all fully let. Spanning five floors, the property retains many original features, including a stunning sweeping staircase enhanced by a recently replaced roof light as part of an extensive roof update.

The ground and lower ground levels comprise a spacious retail unit, which includes an Oakleaf conservatory at the rear and a small car park, tenanted within the commercial lease. A separate entrance off Monkgate provides access to three apartments, each featuring a kitchen, sitting room, bedroom, and bathroom. Another entrance off Penley's Grove Street leads to two further apartments—one with a kitchen, sitting room, bedroom, and bathroom, and the other set over two floors, offering a kitchen, sitting room, two bedrooms, a bathroom, and a shower room.

Located on Monkgate, one of York's main arterial routes, the property is just a few hundred yards from Monk Bar and forms part of the city's inner ring road, ensuring excellent connectivity.

The property is Grade II listed and held freehold across five separate titles. The retail unit is let on a 10-year lease from May 2022 at £33,000 per annum, with a tenant break clause at the five-year mark and an upwards-only rent review after five years. The five apartments are let under assured shorthold tenancy agreements, generating a combined annual rental income of £57,696, bringing the total annual rental income to £90,696.

The commercial unit contributes 30% towards the building's maintenance, with the lease available on request.

Energy performance ratings: 59 Monkgate (D81), 57a Monkgate (E46), 57b Monkgate (E50), 57c Monkgate (E44), 2a Penley's Grove Street (E41), and 2b Penley's Grove Street (D67).

** Some of the kitchen photos used are the commercial unit's showroom. * *

Period Detached Mixed Used Development Beautiful Grade II Listed Building Long term Lease of Commercial Unit Off Street Car Parking (Let with the commercial unit) Five Apartments All tenanted and well presented A Combined Annual Rental Income Of £90,696. Energy performance ratings: 59 Monkgate (D81), 57a Monkgate (E46), 57b Monkgate (E50), 57c Monkgate (E44), 2a Penley's Grove Street (E41), and 2b Penley's Grove Street (D67)



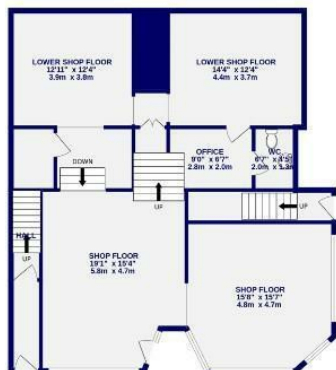
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GROUND FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



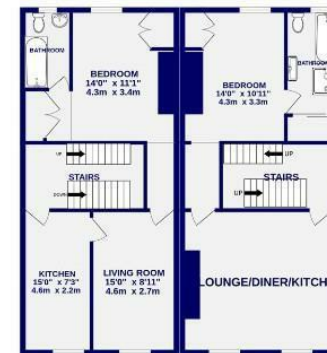
1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



2ND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



3RD FLOOR
1158 sq.ft. (107.5 sq.m.) approx.



4TH FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 5058 sq.ft. (469.9 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

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