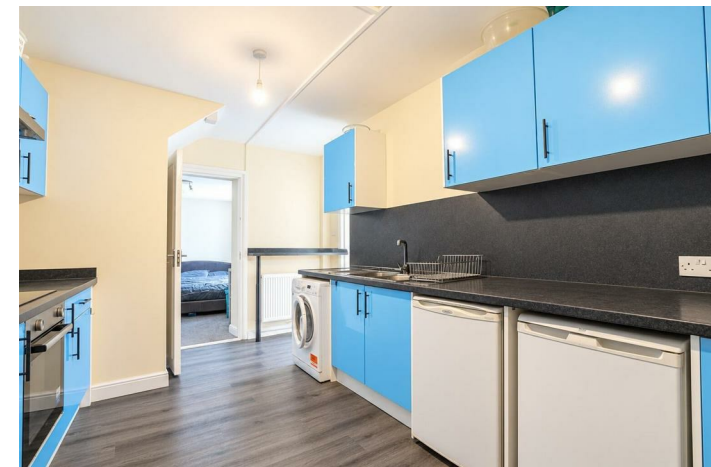




15 MAIN STREET YORK, YO10 4PJ

£775,000
FREEHOLD

Situated in the heart of Fulford, one of York's most sought-after and established commercial and residential areas, this substantial freehold mixed-use investment property extends to in excess of 3,000 sq ft and comprises three self-contained residential apartments together with a ground floor commercial unit. The property is offered for sale as a going concern with tenants in situ, providing an attractive income-producing opportunity for investors.

Occupying a highly prominent position on Front Street, the commercial element benefits from excellent visibility and footfall and is currently operated as a beauty salon. The accommodation provides a versatile layout comprising three principal treatment/office rooms together with ancillary space, making it suitable for a range of commercial uses, subject to any necessary consents.

The residential accommodation is arranged across the ground, first and second floors and comprises a ground floor apartment with two double bedrooms, a bathroom, kitchen diner and living room; a first floor apartment offering three double bedrooms, a bathroom, kitchen diner and living room; and a second floor self-contained apartment providing two bedrooms and accessed from the rear.

A particularly rare feature for such a central and prominent Fulford position is the private rear car park, providing parking for multiple vehicles and serving both the residential and commercial occupiers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

Milburns Commercial
5 High Petergate
York
YO1 7EN

01904 207022
enquiries@milburnsnet.com

