



## 156 A-C HAXBY ROAD YORK, YO31 8JN

£2,250,000  
FREEHOLD

A substantial commercial property offering a wealth of versatile space, set within a prominent position close to York city centre. The site covers approximately 3,535.61 m<sup>2</sup>.

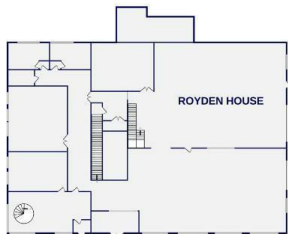
The main building extends across a generous footprint and provides a variety of flexible accommodation, suitable for a wide range of commercial, retail, or office uses (subject to the necessary consents).

Externally, the site benefits from a large wraparound car park providing excellent access and significant on-site parking. In addition, there is a separate detached garage and office building, further enhancing the potential for mixed-use or independent occupation.

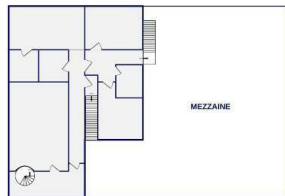
Situated on Haxby Road, the property enjoys high visibility and convenient access to York city centre, the outer ring road, and a range of nearby amenities.

This rare opportunity offers substantial space and scope for investors, developers, or occupiers seeking a landmark site in a well-connected location.

GROUND FLOOR  
7713 sq.ft. (716.5 sq.m.) approx.



SECOND FLOOR  
3095 sq.ft. (287.6 sq.m.) approx.



4397 sq.ft. (408.5 sq.m.) approx.



TOTAL FLOOR AREA: 15206 sq.ft. (1412.6 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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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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