



19 HULL ROAD YORK, YO10 3JL

£350,000

FREEHOLD


milburns
commercial



Versatile Mixed-Use Freehold Opportunity with Income Potential

An exciting opportunity to acquire a substantial mixed-use property in a prominent position on Hull Road, ideally located close to York city centre and the University. The premises, formerly operating as a successful long established Chinese restaurant and takeaway, offers a fully equipped ground floor commercial unit with a two-bedroom apartment above, both offered with vacant possession.

The ground floor comprises a welcoming front restaurant area leading to a well-maintained commercial kitchen, which remains fully fitted and operational. To the rear is a useful store room and an external W.C. A central hallway provides internal access to the garage and stairs to the first floor.

The upper floor offers a self-contained two-bedroom apartment, featuring a living room with kitchenette, separate bathroom, and W.C. The apartment offers excellent rental potential for long or short-term lets.

Externally, the property benefits from a forecourt with off-street parking and access to the garage. A courtyard and rear access provide further convenience and flexibility for deliveries or tenant use.

Investment Potential:

Estimated commercial rent: £2,000 pcm

Estimated residential rent: £1,000 pcm

Total projected income: £36,000 per annum

This versatile property presents an excellent opportunity for investors, owner-occupiers, or those seeking a live/work setup in a well-connected part of York.

Rateable Value £9400 - 1st April 2023

Offered with full vacant possession.

Commercial Takeaway/ Restaurant

First Floor Apartment

Two Bedroom

Commercial Kitchen

Rear Store and Garage

Vacant

Possession EPC TBC





19 HULL ROAD

ADDITIONAL INFORMATION

Local Authority – York

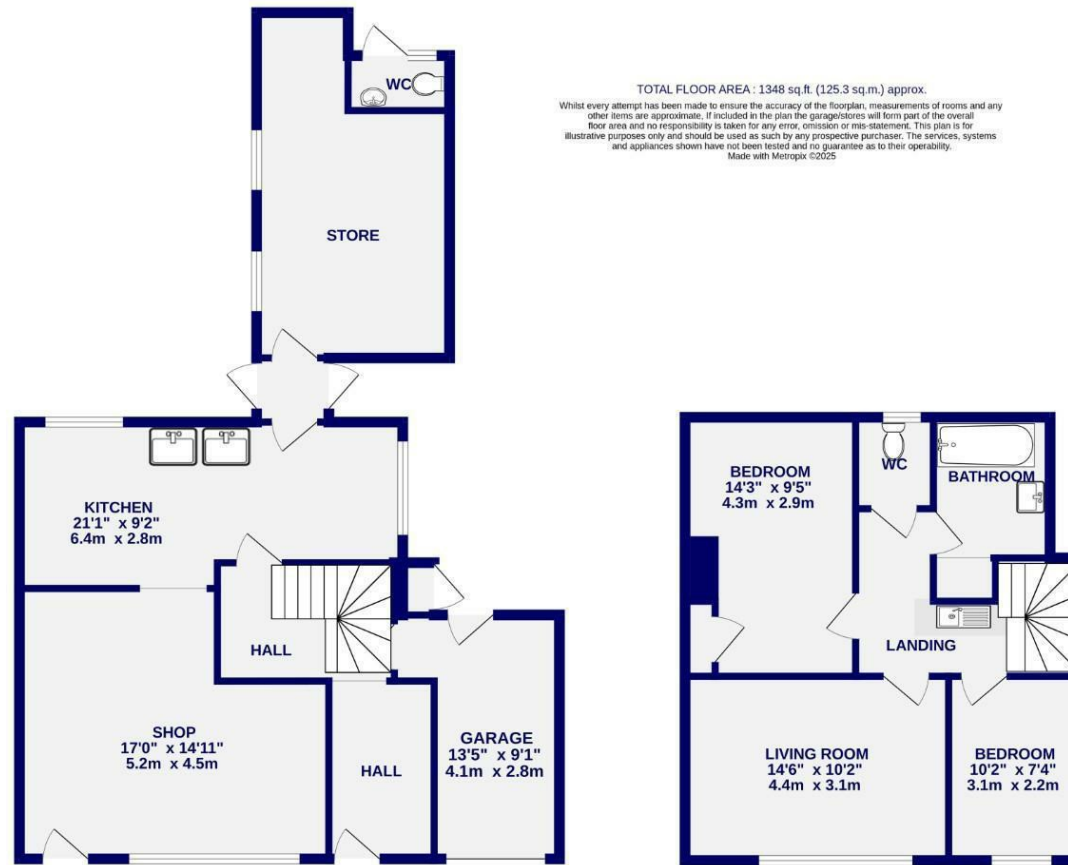
Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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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