

2 GILLYGATE YORK, YO31 7EQ

£650,000
FREEHOLD

Positioned in one of York's most prominent and historic city centre locations, this substantial Grade II listed mixed use property offers an exceptional investment opportunity on the highly regarded Gillygate, just moments from York Minster and the heart of the city.

The property forms part of an attractive late nineteenth century building constructed in terracotta and red brick beneath a slate roof. The symmetrical façade rises over three storeys and three bays, with decorative moulded terracotta detailing, distinctive two storey canted oriel windows and traditional shopfront set within ornate surrounds, creating a striking presence within this historic street scene.

The accommodation comprises a ground floor retail premises together with a substantial three bedroom apartment arranged across the upper floors, providing a flexible opportunity for investors seeking both commercial income and strong residential potential.

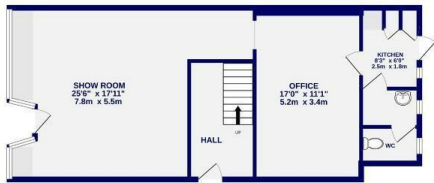
The ground floor shop is currently let at £18,000 per annum, with rent review imminent and lease running 2028, ability to renegotiate or extend the lease depending on requirements.

Above the commercial space is an impressive period apartment extending to approximately 1700 sq ft and arranged across the first and second floors. The accommodation includes three large double bedrooms, a spacious lounge with c two separate WCs, with excellent proportions typical of properties from this era.

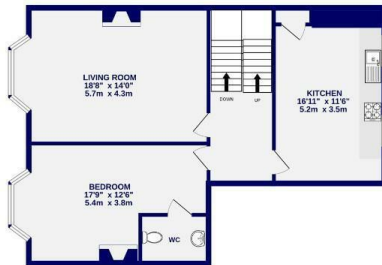
The apartment currently benefits from HMO planning and licensing with a potential income of approximately £28,080 per annum. Alternatively the generous floor area and prime city centre position could lend itself to a holiday let or to the necessary permissions.

Externally the apartment benefits from a rear courtyard garden together with gated side access shared with the neighbouring commercial premises.

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



2ND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2379 sq.ft. (221.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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