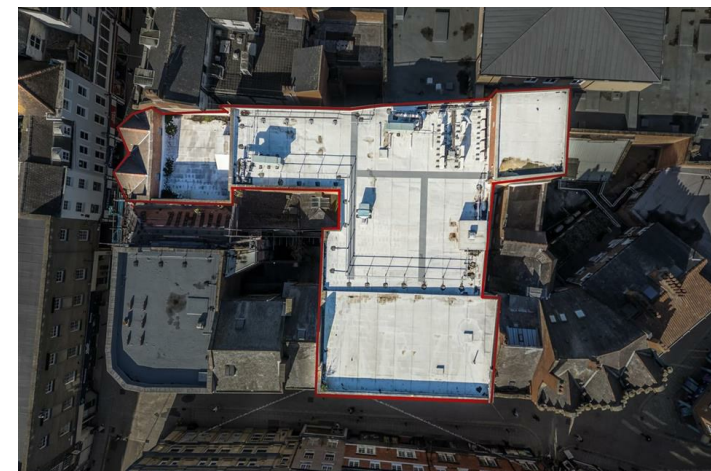
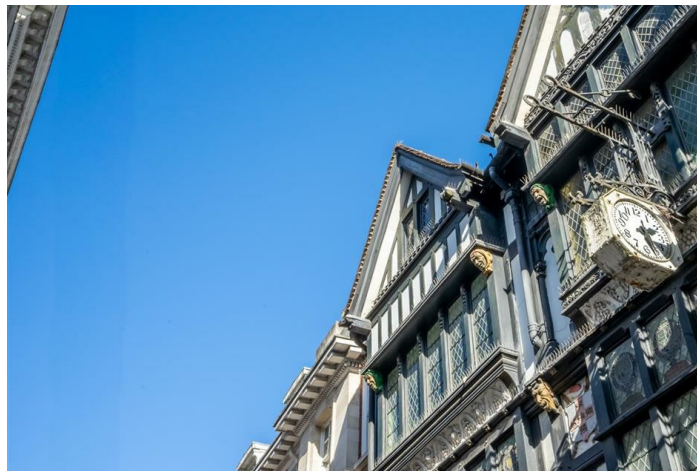




48 CONEY STREET YORK, YO1 9ND
£4,950,000 FREEHOLD


milburns
commercial



A substantial freehold city centre retail property with dual frontages on Coney Street and Market Street, offering significant development potential. The property comprises a total gross internal area of approximately 32,101 sq. ft across four storeys, plus a basement, and features a Grade II listed shopfront.

Previously used as retail space, the property now benefits from planning permission for a roof extension, presenting an outstanding opportunity for mixed-use development. The approved plans include commercial units on the ground floor and basement, with a 64-room aparthotel spread across the first, second, and a potential third floor.

48 Coney Street

This Grade II listed heritage asset holds both significant architectural and historical value. Built in 1907, the shopfront was designed by M.W. Trevalen for Boots the Chemist in a distinctive mock-Tudor style, featuring timber detailing and plaster decoration. The façade is a rare and important example of early 20th-century commercial architecture, contributing to the streetscape along Coney Street. Although the interior has evolved over time to meet modern retail demands, the historical importance of the building's façade remains intact. It plays a key role in York's rich commercial history and retains

its architectural charm as part of this prestigious city centre location.

8-10 Market Street

While not listed, 8-10 Market Street forms part of the same commercial block as 48 Coney Street, and offers excellent potential for redevelopment. Its location, adjacent to other listed buildings, presents an opportunity to creatively modernise and transform this part of the property. A redevelopment project here could enhance the commercial appeal and integrate it seamlessly with the heritage aspects of the site. With its prominent position in the heart of York, 8-10 Market Street is ripe for a contemporary update that could significantly boost its value and contribution to the overall site.

Together, these two properties create a unique opportunity to blend historical preservation with modern development, making them a prime investment for those looking to develop in one of York's most iconic locations.

Internally, the property is largely open plan, previously used as retail space. While structurally sound, some areas would benefit from aesthetic updates to maximise their potential.



The property comes with extant planning permission for mixed-use development, including:

- Ground and basement levels: Conversion of retail units (Use Class E) to restaurant and shop (Use Class E)
- Upper floors: Change of use from retail (Use Class E) to a 64-room aparthotel (Use Class C1), including the provision of an additional storey on the roof, with associated external alterations (Planning Ref: 23/00059/FUL).

Additionally, there is listed building consent for both internal and external alterations (Ref: 23/00060/LBC).

Vacant possession is offered, although there has been interest from hotel operators, which could provide a lucrative opportunity for potential buyers.

Location

The property is ideally situated in York city centre with prime retail frontages on both Coney Street and Market Street, both well-trafficked pedestrian zones. Surrounding businesses include national retailers such as Boots, WHSmith, EE, Next, H Samuel, and NatWest Bank. Additionally, the property is in close proximity to the Riverside

Coney Street Redevelopment Project, a significant ongoing project expected to further boost the local economy. York enjoys excellent transport links, situated between Leeds (27 miles to the southwest) and Newcastle to the north. Over ten public car parks are within a ten-minute walk, providing easy access for visitors.

CEPC Rating B

All figures quoted are exclusive of VAT, where applicable.

Accommodation

Description	Sq. m	Sq.ft
Basement	712.3	7,666.8
Ground floor	713.1	7,675.7
Mezzanine	53.8	579.3
First floor	745.2	8,021.6
Second floor	757.9	8,157.4
TOTAL	2,982.3	32,100.8



48 CONEY STREET
YORK
YO1 9ND

£4,950,000

FREEHOLD

ADDITIONAL INFORMATION

Local Authority – York City Council

Rateable Value – TBC

Viewings – By Appointment Only

Floor Area - 32,101 Sqft

Tenure – Freehold

Vacant possession is offered, although there has been interest from hotel operators, which could provide a lucrative opportunity for potential buyers. York City Council

Location The property is ideally situated in York city centre with prime retail frontages on both **Coney Street** and **Market Street**, both well-trafficked pedestrian zones. Surrounding businesses include national retailers such as Boots, WHSmith, EE, Next, H Samuel, and NatWest Bank. Additionally, the property is in close proximity to the **Riverside Coney Street Redevelopment Project**, a significant ongoing project expected to further boost the local economy.

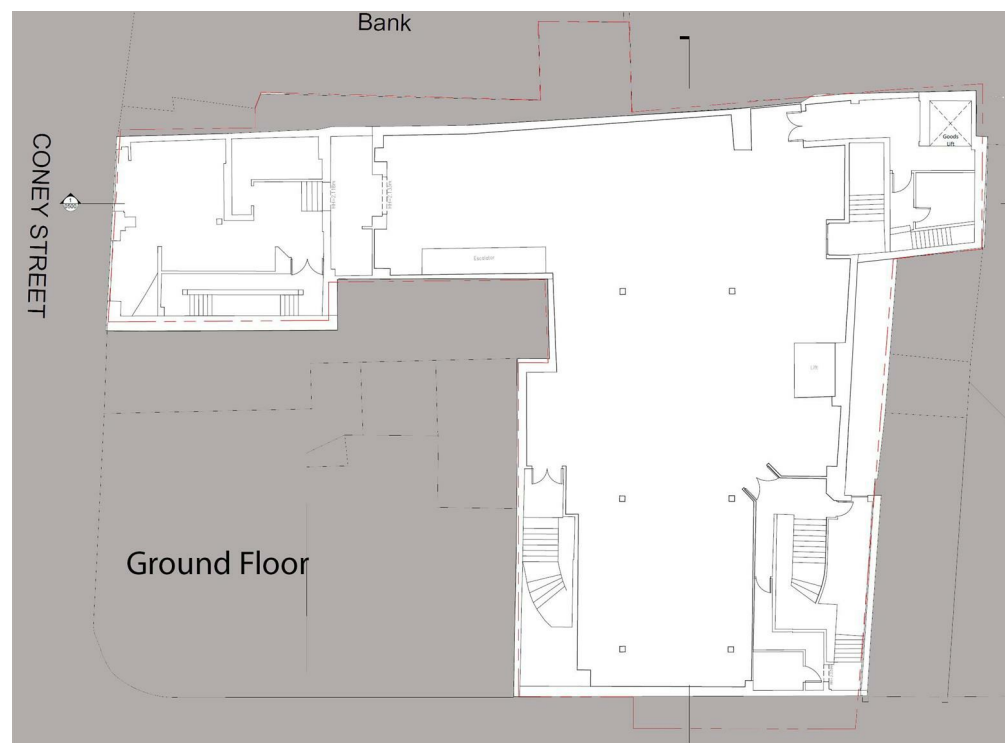
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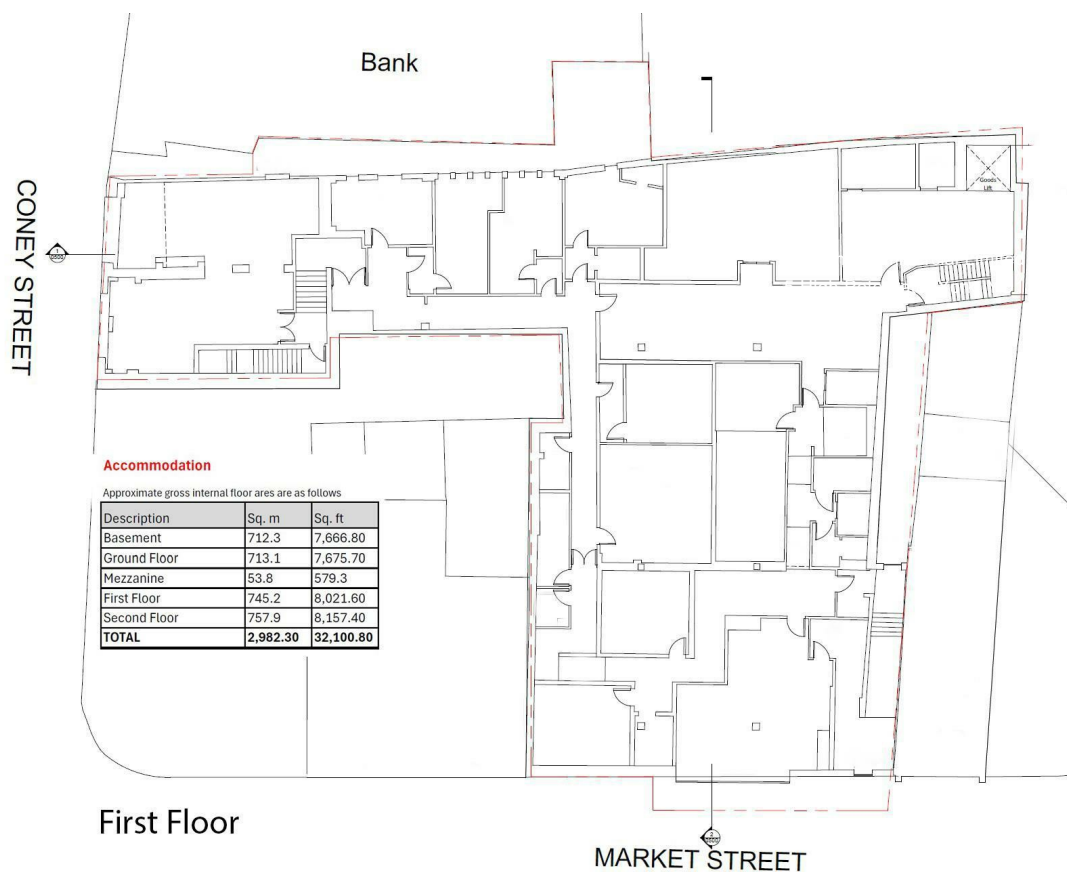
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Basement



Ground Floor



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