



## 3 COFFEE YARD OFF STONEGATE YORK, YO1 8AR

£625,000  
FREEHOLD

We are delighted to offer for sale the freehold interest in this exceptional Grade II listed property, steeped in history and superbly located in the heart of York's city centre.

3 Coffee Yard forms part of a charming cobbled courtyard off Stonegate, one of the city's most iconic and well-trodden streets. The courtyard is shared with Barley Hall – a renowned visitor attraction that draws significant year-round footfall.

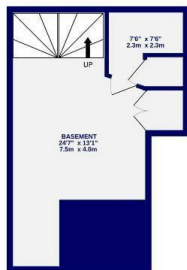
Dating from the late 17th century, this distinctive building was comprehensively refurbished less than a decade ago and now blends heritage features with modern usability. The property is arranged over three floors plus a basement and a vaulted stairwell, providing versatile and characterful commercial accommodation.

The property is currently let on a 10-year full repairing and insuring lease from 2022, with a tenant break clause in 2028. The passing rent is £35,000 per annum, offering an attractive and secure income stream.

A rare opportunity to acquire a prime investment asset in one of the most desirable and historically rich locations in York.



**BASEMENT**  
314 sq.ft. (29.1 sq.m.) approx.



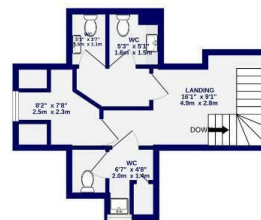
**GROUND FLOOR**  
482 sq.ft. (44.7 sq.m.) approx.



**1ST FLOOR**  
539 sq.ft. (50.1 sq.m.) approx.

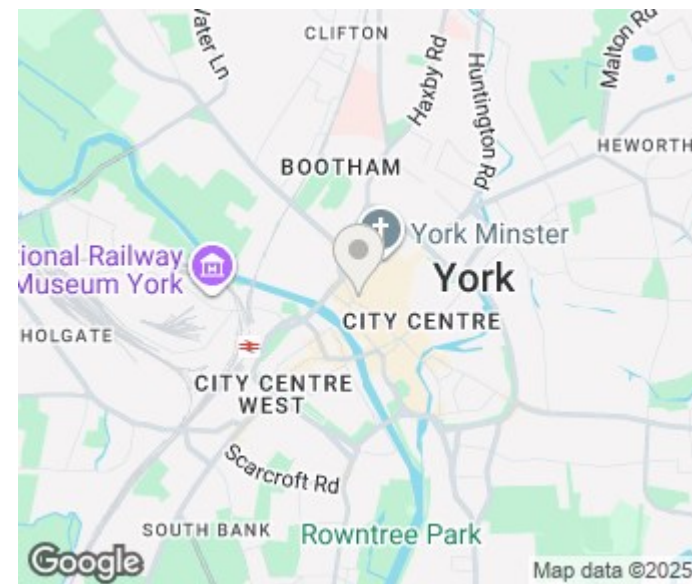


**2ND FLOOR**  
285 sq.ft. (26.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1619 sq.ft. (150.4 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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