



28/30 YORK ROAD YORK, YO24 4LZ

£650,000
FREEHOLD

Freehold Mixed-Use Investment Opportunity – Total Income c. £53,000 p.a. with Rental Uplift Potential

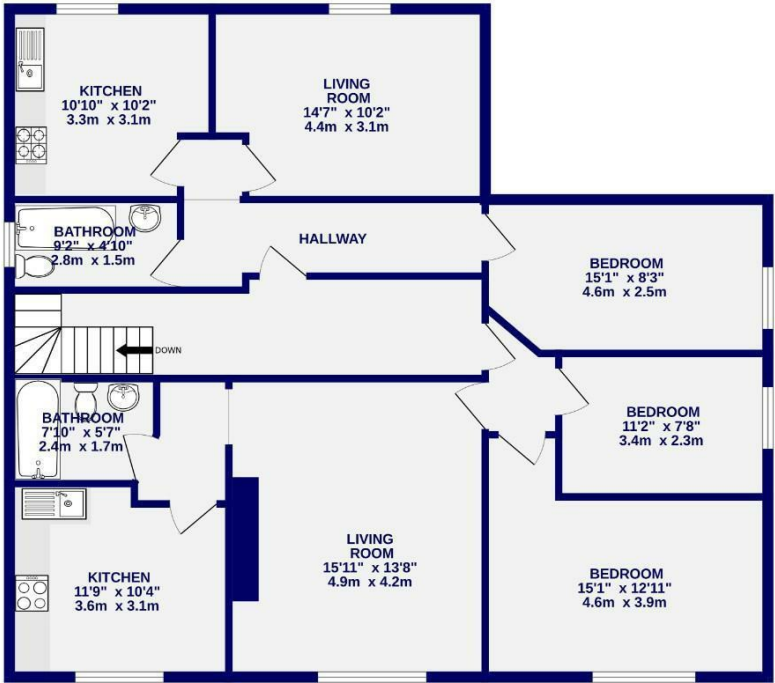
A rare opportunity to acquire a substantial freehold detached building comprising two well-established commercial units and two self-contained residential apartments, ideally positioned in the heart of Acomb on the busy and popular York Road. This well-maintained and versatile property offers a strong, immediate income with further potential for uplift. The current owners have carried out regular maintenance, alongside ongoing internal touch-ups to ensure the building remains in good order.

Commercial Accommodation

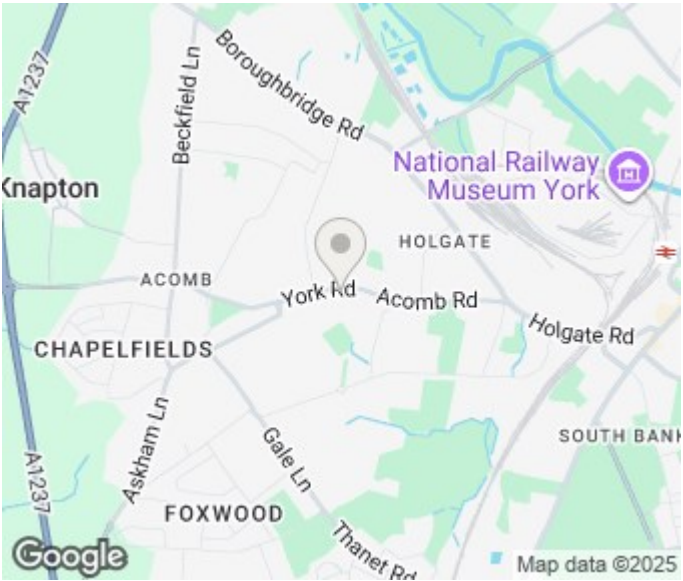
To the ground floor, the property is split into two commercial units:

No. 28 – A long-standing opticians, currently let on a 10-year lease expiring May 2026, generating approx. £21,000 per annum.

1ST FLOOR
1281 sq.ft. (119.0 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other terms are approximate. If included in the plan the measurements will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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