



## THE NEW HOLGATE 106/108 HOLGATE ROAD YORK, YO24 4BB

£1,600,000  
FREEHOLD

Perfectly located in Holgate, just a 10-minute walk from York railway station and the city centre's leading attractions, The New Holgate Hotel comprises two former Grade II listed garden fronted Victorian townhouses. Recently renovated and remodelled to the highest of standards, it now offers 12 beautifully presented bedrooms that combine modern sophistication with historic character.

Arranged over four floors, the individually designed rooms include deluxe doubles, deluxe kings and luxury suites, all styled by award-winning Yorkshire-based interior designers. With this exceptional level of finish, The New Holgate is set to become one of York's most sought-after boutique hotels.

In addition to providing an immediate investment opportunity, the property also presents significant scope for further development. The large gardens and rear car park could lend themselves to the creation of additional accommodation, subject to the necessary planning consents.

The hotel has not been fully operational for some time, although some income details are available.



### 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

Milburns Commercial  
5 High Petergate  
York  
YO1 7EN

01904 207022  
enquiries@milburnsnet.com

