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**Freehold Retail / Residential Investment
FOR SALE
187 Burton Stone Lane, York, YO30 6DG**



FOREWORD

The availability of this spacious property presents a fine opportunity to acquire a mixed use investment comprising of a retail unit, a studio apartment, a large one bedroomed apartment and a separate garage to the rear which is also let out. The whole property produces a gross rent of **£27,960pa..** The current residential tenant of the upper apartment has been in occupation since 2014. The premises are in good presentable order and are believed to be fully compliant with Fire and other safety regulations. The premises are located in the popular Burton Stone Lane area of Clifton, about 1mile north of York city centre and form part of a local and well patronised parade.

ACCOMMODATION (note, all dimensions and areas are approximate)

Ground Floor

Retail Unit approx 31 sq m (338 sq ft) comprising of a clear sales area or salon a small kitchen area and a wc.

Studio apartment approx 25 sq m (269 sq ft) comprising of an open plan room with space for a double bed, kitchen with range of base units, gas central heating boiler, and a separate bathroom/wc with white suite.

First Floor

Flat 2

Spacious landing with radiators and storage recess, doors to:

Front lounge 4.1 x 4.7m, radiator, upvc double glazed window,

Rear bedroom 4.6m x 2.9m, with full width range of fitted wardrobes, radiator, upvc double glazed window.

Kitchen 5.6m x 2.7m with range of white base and wall cupboards and drawers, resin sink unit, radiators, laminate flooring, door to rear leading to a raised timber terraced area (a lovely sun trap) and emergency escape stairs down to covered, shared rear yard.

Shower room having shower cubicle, wash basin and low level wc. Laminate floor, heated towel rail.

Approx 64 sq m in total.

Outside

Rear double garage with access from the shared rear yard or from the rear lane.

RATES / COUNCIL TAX

Shop RV (from April 2026) £5300

Residential CT Band C.

LEASE / TENANCY AGREEMENTS

Shop let for 3 years as a hairdressers on an internal repairing and insuring lease from 1st April 2026 with a mutual 18month break clause at £9600pa

Studio apartment let since October 2024 on an ASTA at **£600pm** inclusive of gas, electricity, water and council tax.

First Floor Apartment let since May 2014 on an ASTA at a rent of **£820 pm** inclusive of gas, electricity, water and Council tax.

Garage. Let since March 2020 on lease which ended in 2025 so now holding over at **£110 pm**

The total gross income is **£27,960pa** which, after outgoings, should net to around **£22,000pa**. The residential rents are below current market rates and have rental uplift potential.

There is clear potential for break up into individual units if desired (subject to consents) which would maximise the return from this property.

EPC

The EPC ratings are as follows:

Shop C
Studio D
First floor C

PRICE

Offers around £295,000.

VAT.

All prices and rents are deemed to be exclusive of any VAT which may apply

IMPORTANT

Where staff are employed in a business, it is possible that they are unaware of any impending sale, therefore it is essential that **all viewings are arranged through us** and no direct approaches should be made under any circumstances. Buyers will be required to provide details of their identity (passport / driving license and two utility bills) and proof of funding (bank statements / mortgage offer).

NOTE

Details and general information provided within these particulars have been confirmed by The Client, are given in good faith and are believed to be correct, however all proposed purchasers/tenants must satisfy themselves as to the correctness of the information provided. We understand that all services and items of equipment are in functional order, but no warranties can be given in this respect. Neither the agents nor any person in their employ bind themselves in any way, nor are any warranties given as to the correctness of the information provided. No part of these particulars form part of any contract or agreement for sale or lease.