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Freehold Former Coffee House / Cafe With Huge Potential to Create a Flat Above For Sale

17 Heslington Road, York, YO10 5AR



FOREWORD

This freehold former coffee house and cafe enjoys a great location on a main road close to York University and not far from the city centre. The premises have now been stripped of all fixtures and fittings and offers a completely blank canvas allowing for a wide variety of uses including cafe, hairdressers, office or residential, subject to planning. There is full first floor cover which was once a one bedroomed flat and which could very easily be converted back into residential use if required with a commercial use of the ground floor. This highly versatile property also has the benefit of an allocated parking space to the rear as well as having a forecourt to the front for further seating if in cafe use or for display if retail use. Freeholds of this nature are quite rare so don't miss this opportunity!

ACCOMMODATION (all sizes taken from the Valuation Office rating assessment)

Approx 25.4 sq m arranged as follows:

Front Sales area

Rear Room exposed timber floor, , under stairs storage cupboard, stairs up to upper floor.

Kitchenette **approx 3.3 sq m** stainless steel sink unit, work top

WC with wash basin and electric water heater.

First Floor

Front Room/ bedroom **approx 16 sq m**, Overstairs storage cupboard.

Kitchen/ Lounge **approx 16 sq m** having range of base and wall units, stainless steel sink unit, feature fireplace.

Bathroom/wc having panelled bath, wash basin and low level wc.

NOTE There is a gas combi boiler situated in the bathroom with radiators through the upper floor however the gas supply has been disconnected so would require reconnecting if gas was to be used.

OUTSIDE

There is an allocated parking space to the rear and bin storage. Front forecourt for seating or display.

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £7200 as from April 2026. Under current arrangements for small businesses, no rates should be payable however interested parties **MUST** check this information prior to proceeding.

EPC

The property has an EPC rating of C valid until November 2032.

PRICE

This versatile freehold property is available for **£249,950**.

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.