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Mixed Retail / Residential Investment 52 and 52a Clarence Street, York, YO31 7EW



FOREWORD

An attractive mixed use investment located in a very prominent location close to York St John University and the District Hospital and about 10 minutes walk from the city centre and all amenities. The property consists of a ground floor retail unit let to a barbers and a self contained upper floor maisonette which is currently vacant but available to let at £1000 per month. This attractive investment produces a gross income when fully let, of **£24000pa** .

ACCOMMODATION

Ground Floor

Sales area 29.7 sq m (320 sq ft)

Kitchen 8.7 sq m (93 sq ft)

Staff wc.

First Floor

Entrance hall with stairs up to lounge / kitchen, bedroom and bathroom/wc

First Floor

Large bedroom

The maisonette has gas central heating throughout.

Outside

Shared rear yard for bikes, bins etc.

RATES / COUNCIL TAX

The retail premises are shown on the Valuation Office Rating web site as having a RV of £8800 from April 2026.. Under current arrangements for small businesses, no rates should be payable however interested parties should check this information prior to proceeding.

The maisonette is in CT band B

EPC

The shop has an EPC of C and the maisonette is E. Re assessment awaited.

LEASE DETAILS

The shop has been let to a barbers for a 6 year term from January 2026 on internal repairing and insuring terms at a rent of £12,000pa with a mid term review.

The maisonette has been let at £850 per month but is now vacant and available at £1000 per month. There is currently scope to try to obtain consent for use as an air b&b to maximise returns.

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PRICE

Around £315,000 for the freehold interest subject to current occupancy.

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.