



**31 - 33
BLOSSOM STREET
YORK
YO24 1AQ**

- Multi let building
- Central York Location
- 0.5 miles from York Railway Station

LOCATION

The Property is located just outside the City Walls of York just off Blossom Street (A1063) which is a main arterial route into York City Centre.

Access to the A64 is approximately 2.7 miles south of the property. York Railway Station is located approximately 0.5 miles to the north of the property.

Surrounding occupiers include: Premier Inn, Ibis Styles Hotel, Wetherspoons, Sainsbury's Local, Hotel Du Vin and Bistro York, Blossom Dental Care, Windmill Inn and Delrio's.

DESCRIPTION

The property comprises of two 4 bedroom multi let HMO's which are fully occupied.

To the ground floor there is a small commercial retail unit to the front of the property.

To the rear of the property there is a small shard yard area which can be access by both residential units.

Residential

All of the bedrooms are currently let and provide an annual rental income of £50,000 per annum.

Retail

The retail unit has been let to Taste Buddy Limited on a new 6 year lease with a passing rent of £8,400 per annum.

TERMS

The premises are available for sale.

Please contact sole agents for further infomration.

RENTAL

Offers in Excess of £560,000 for the freehold interest.

DISCLAIMER

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ACCOMMODATION

ACCOMODATION	SQM	SQ FT
Ground Floor Commercial	23.2	249
Ground Floor Residential	48.4	522
First Floor	66.1	712
Second Floor	66.3	714
TOTAL	204	2,197

RATEABLE VALUE

Ground floor commercial retail space

Rateable Value: £5,600

Estimated Rates Payable (April 2018/19): Full Rates Relief
Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

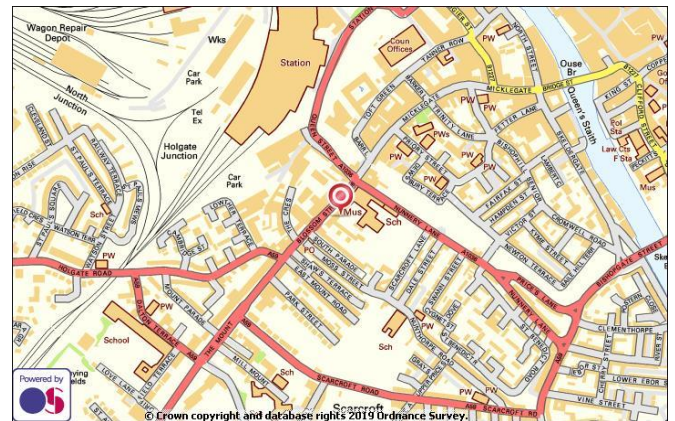
VAT

VAT is applicable at the prevailing rate.

EPC

EPC:

Full EPC report available on request.



CONTACT DETAILS

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