

*John R. Hornsby*

COMMERCIAL & BUSINESS TRANSFER AGENTS  
SPANISH PROPERTY CONSULTANTS

2 Countoak House Front Street Acomb York YO24 3GD

Telephone 01904 794812

E mail: [info@johnrhornsby.co.uk](mailto:info@johnrhornsby.co.uk)

**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 bed roomed apartment and a separate garage to the rear which is also let out. The whole property should produce a gross rent of **£27,960pa** when the ground floor retail unit has been re let whilst also offering the possibility of owner occupation of the retail unit if purchased before a re-letting takes place. 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 currently available to let at £9600pa.** Terms to be agreed.

**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**

When the retail unit is let, the total gross income should be **£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 £335,000.**

## **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.