

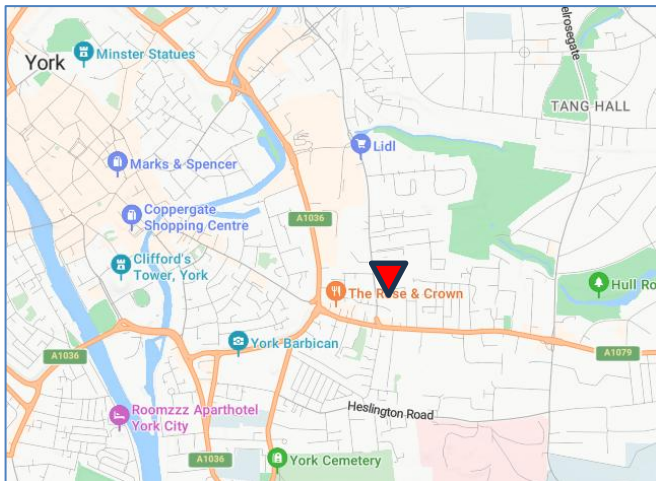


2 James Street, York, YO10 3WW

TOTAL AREA: 6,739 SQ. FT (626.13 SQ.M) on 0.223 Ha (0.55 Acres)

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LOCATION

The property is prominently positioned on James Street, at the centre of an established and highly sought-after trade counter location. York city centre lies just 0.75 miles to the north west and the A64 approximately 2.5 miles to the east.

Nearby occupiers include both national and local trade operators, including Buildbase, Plumb Centre and Screwfix.

DESCRIPTION

The subject comprises a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Single vehicular access / egress point
- Open parking / yard to front
- Steel portal frame construction
- Mezzanine used for tyre storage
- Additional detached brick built workshop
- 4 vehicle access doors
- Dedicated customer reception / trade counter

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a gross internal area of: 626.13 sq m (6,739 sq ft) plus mezzanine of 51.00 sq m (549 sq ft).

The site extends to a total of approximately 0.223 ha (0.55 acres).

EPC

Available upon request.

BUSINESS RATES

Rateable Value - £66,500 (1st April 2026)

Description – Tyre and Exhaust Centre and Premises

TENURE / TERMS

The property is available on a freehold basis.

Offers over £810,000 are invited for the freehold interest.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP.

CONTACT

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Particulars issued June 2026.