

# FOR SALE

## 38-40 GILLYGATE YORK, YO31 7EQ

**BARRY  
CRUX** & COMPANY  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £675,000

RETAIL/MIXED USE

### Property Features

- Grade 2 Listed Property overlooking the City Walls to the rear
- Double Fronted Mixed Use Property
- Comprises Former Restaurant Premises, Large Maisonette and Rear Courtyard Garden
- Located on Gillygate, a busy street, with an eclectic range of occupiers



Enquiries

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## Location

The property is situated on Gillygate, close to York city centre and several tourist attractions. Gillygate is a popular area of the city, busy throughout the day with both foot and vehicular traffic. The street comprises a range of occupiers including independent retailers and coffee shops.

## Description

38-40 Gillygate comprises a three storey Grade 2 listed property. It provides former restaurant premises to the ground floor, together with a spacious three bedroom Maisonette on the two upper floors. To the rear of the property is an enclosed courtyard garden providing former outdoor dining space and adjoining City Walls.

The property provides the following accommodation:

**38 GILLYGATE**  
31.92 sq.m. (344 sq.ft.)  
Sales Area, Store, Lobby and Toilet

**40 GILLYGATE**  
38.27 sq.m. (412 sq.ft.)  
Sales Area, Kitchen

**FLAT AT 40 GILLYGATE**-Accessed via a central entrance passage

First Floor - Breakfast Kitchen, Living Room, Dining Room, Study, Shower Room and Bedroom 1  
Second Floor - 2 Double Bedrooms and 2 Bathrooms

### COURTYARD

Outside Former Dining Area, partly covered with paved and gravelled areas that overlooks the City Walls, accessed via the shops and passage.

Outbuildings providing Stores, Toilet Facilities and Bin Store.

## Service Charge

There is no service charge implemented on this property.

## EPC Rating

The property has the following energy ratings:

38 Gillygate - C 69

40 Gillygate - D 88

Flat - energy rating is E. It has the potential to be C.

## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Local Authority

York

## Business Rates - 2024/25

Rateable Value:

38 Gillygate - £6,900

40 Gillygate - £12,000

## Terms

The property is available to purchase on a freehold basis and with vacant possession.

