



23 HIGH PETERGATE
YORK YO1 7HS

FOR SALE

Income Producing Office/Leisure/
Residential Development Opportunity





STEEPED IN YORK'S HISTORY

Sitting at the heart of York City Centre, Petergate is famously named after the Minster which is dedicated to St. Peter and is also known for being Via Principalis of the Roman fortress. York Minster sits directly opposite 23 High Petergate and forms a central point for the city.

Built in c.1779, the Georgian Grade I listed building boasts original features with its opulent character and frontage, in keeping with York's tradition.



ADJACENT TO THE SHAMBLES AND YORK MINSTER

CHARACTER BUILDING WITH STRIKING FEATURES

FANTASTIC ASSET MANAGEMENT/REFURBISHMENT OPPORTUNITIES

10 MINUTES WALK FROM YORK RAILWAY STATION



TIMELESS CHARISMA

23 Petergate is a Freehold which benefits from unique traditional features as well as usable and adaptable floorplates. Split across five floors, including two upper, ground, attic and basement. The striking building oozes natural light through it's stunning sash windows with shutters, whilst the grand staircase creates a central core.

PLANNING

The property has a Grade I listing. The characteristics of the building suit the current B1 and A2 uses as well as potential for further development / change of use (subject to obtaining the necessary planning consents).

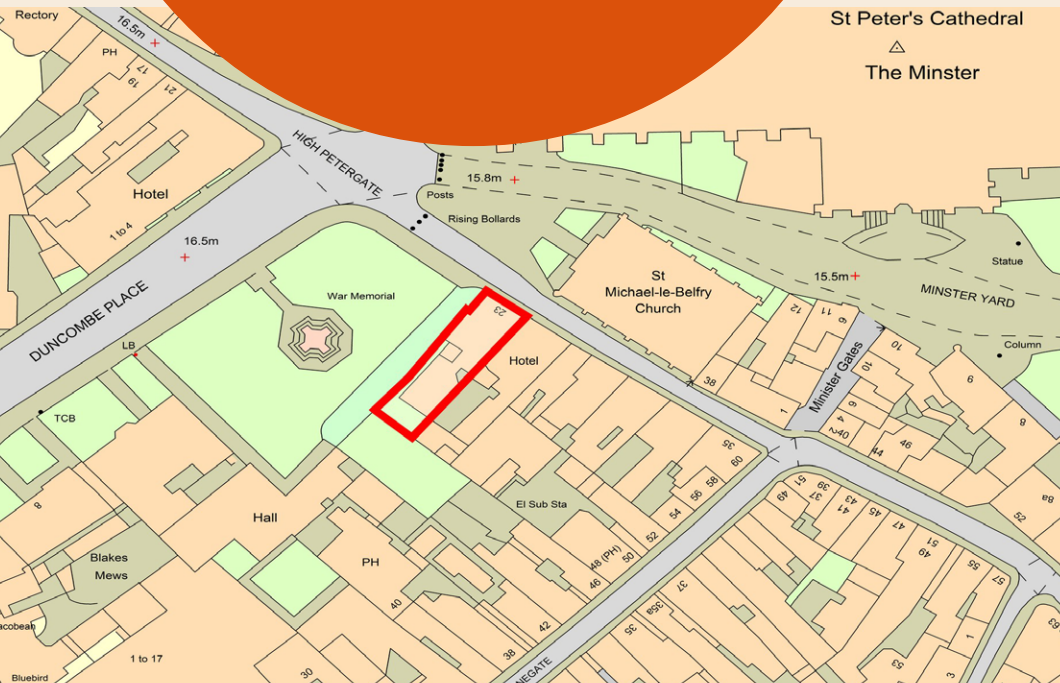
TENANCY SCHEDULE

Full copy of leases can be made available on request

Floor	Size (NIA)	Tenant	Break Date	Lease Expiry	Rent Reserved
Ground	1,110 sq ft	Vacant	N/A	N/A	N/A
First	1,150 sq ft	Quilter Financial Planning	N/A	July 2021	£12,000 pa
Second	880 sq ft	Canaccord Genuity	July 2024	July 2028	£11,000 pa

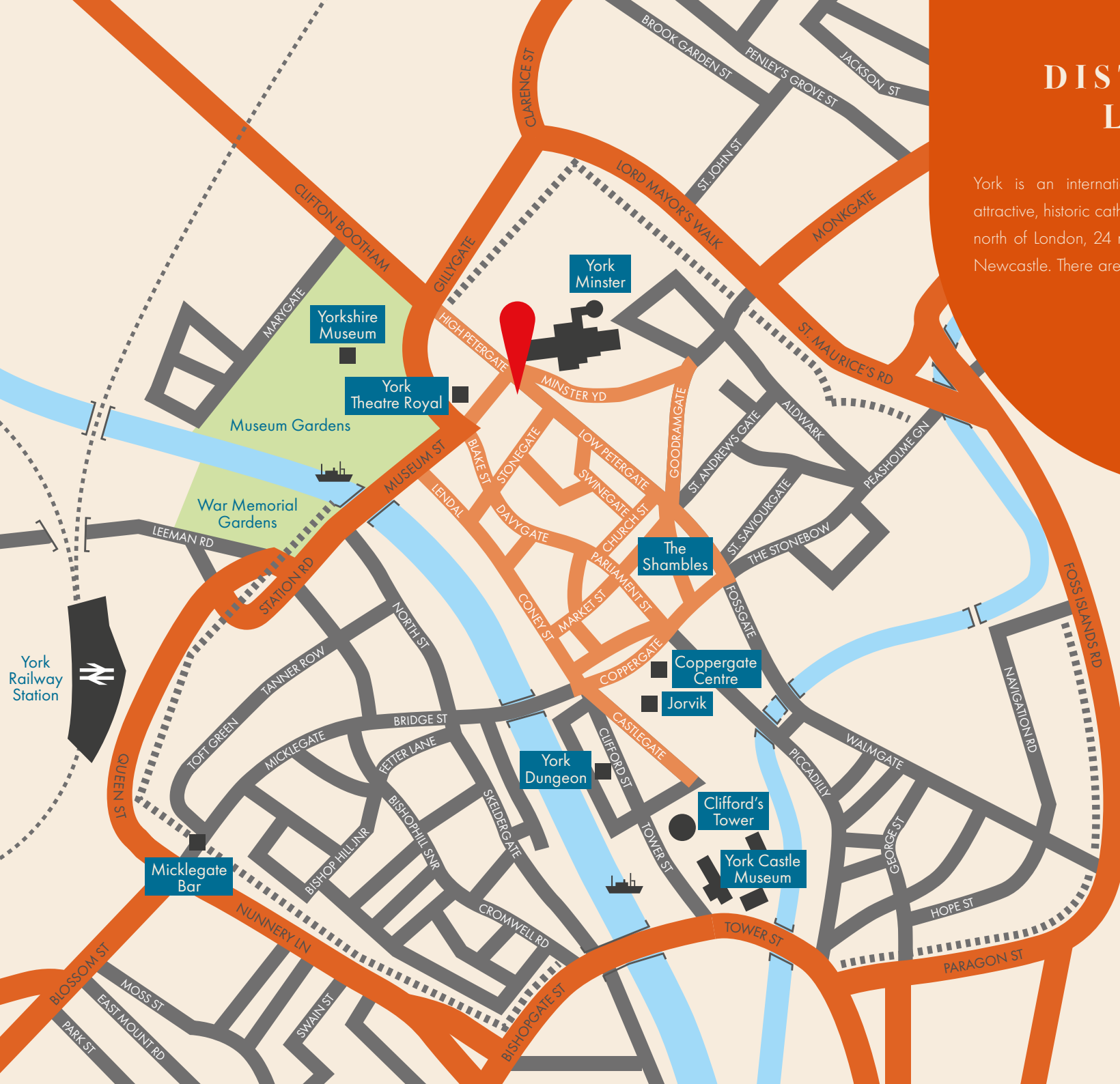
The Gross Internal Area (GIA) of the property extends to c.4,225 sq ft.

The Net Internal Area (NIA) of the property extends to c.3,140 sq ft.



DISTINGUISHED LOCATION

York is an internationally renowned tourist destination and an attractive, historic cathedral city. It is located approximately 200 miles north of London, 24 miles north-east of Leeds and 85 miles south of Newcastle. There are regular train services to London that take under 1 hour and 50 minutes.



York Minster



Clifford's Tower

VAT & RATES

We understand the property has not been elected for VAT.

ASKING PRICE

Offers are invited in excess of £1.2 million for the Freehold interest, subject to contract.

VIEWINGS

Viewings are to be arranged directly with Savills.
Viewing dates and times will be provided upon request.

ALL ENQUIRIES

Patrick Carter

PCarter@savills.com



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Savills on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Savills has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is November 2020.

