

GILLYGATE, YORK
GUIDE PRICE £1,000,000

Carter Jonas

GILLYGATE, YORK

PRIME CITY CENTRE GUEST HOUSE & INVESTMENT OPPORTUNITY IN THE HEART OF YORK.

Positioned in one of York's most sought-after locations, just outside the historic city walls and only a short five-minute walk from the iconic York Minster, this substantial period townhouse presents a rare opportunity to acquire a thriving hospitality business and versatile investment asset.

Currently operating as a highly regarded independent four-star guest house, the property comprises of six well-appointed en-suite letting rooms within the main building, alongside a self-contained top floor flat.

There is also accommodation which is separate to the main home comprising of a private entrance hall, stairs leading to an open plan kitchen/diner and living room, double bedroom and shower room.

The generous accommodation offers flexibility for a range of uses, including continued guest house operation, serviced accommodation, long-term residential letting, HMO conversion, or further redevelopment, subject to the necessary consents.

The ground floor provides guest dining and kitchen facilities, while outside, a private rear car park offers parking for up to six vehicles, a highly valuable feature in such a central York location. There is also potential for the creation of a further cottage or apartment, subject to the relevant planning permissions and parking requirements.

York continues to be one of the UK's leading tourism destinations, attracting millions of visitors annually thanks to its rich heritage, thriving hospitality sector, renowned racecourse, two universities, and excellent rail connections to London, Leeds, Manchester and Edinburgh. The property's exceptional proximity to York Minster, the Shambles, city centre amenities, restaurants, bars and cultural attractions makes it perfectly positioned to benefit from year-round visitor demand.

The property offers the discerning purchaser a unique opportunity to acquire a proven hospitality business with significant scope for future growth and diversification in one of Northern England's strongest tourism and investment markets.

Guide purchasers should make their own enquiries regarding planning, business rates, and any proposed alternative uses.



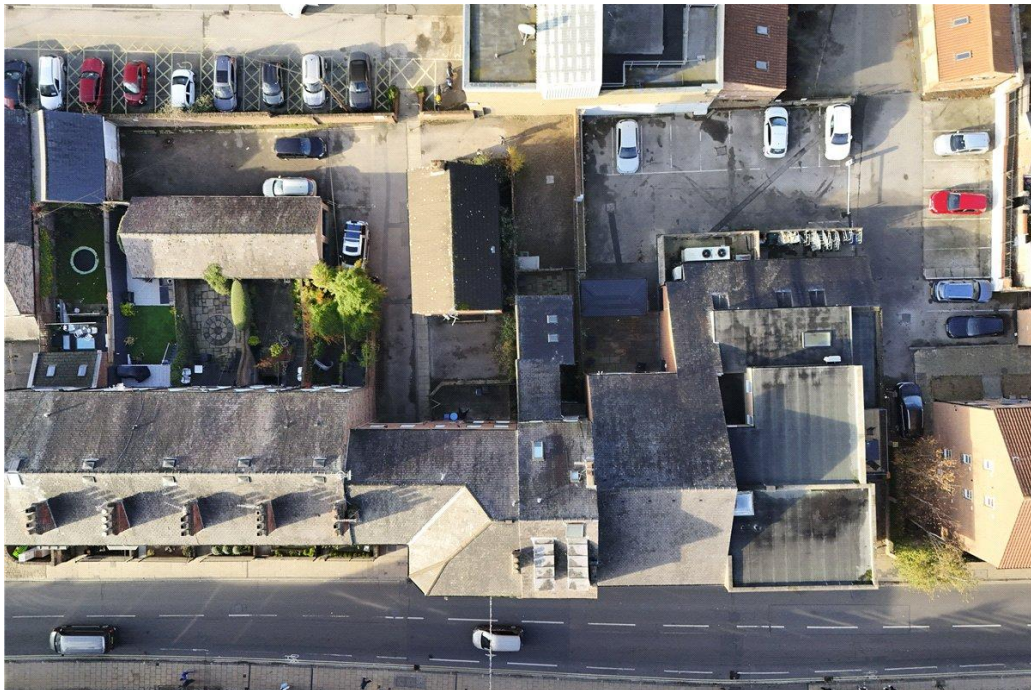




Classification L2 - Business Data







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Gillygate, York, YO31

Approximate Area = 242.6 sq m / 2611 sq ft
(Excluding Void)



illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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