

# FOR SALE

## 38-40 GILLYGATE

YORK, YO31 7EQ

**GARNESS  
JONES**

IN PARTNERSHIP WITH

**BARRY  
CRUX** 

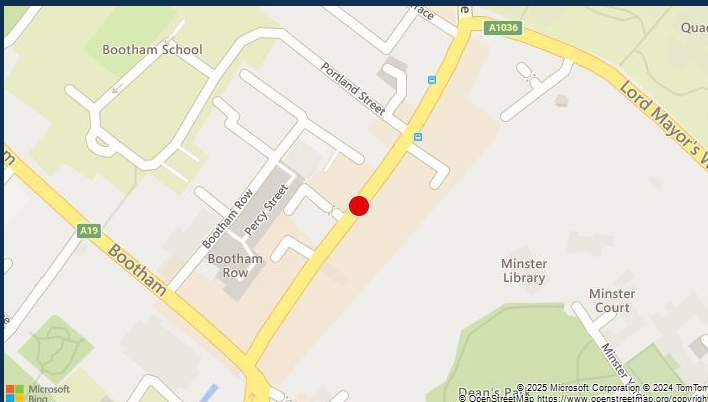
Price - £675,000

**RETAIL**

**2,091 sq.ft.** (194.25 sq.m.)

### Property Features

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



**Enquiries**

**Rosie Crux**  
DDI 01904 237863  
[rosie.crux@garnessjones.co.uk](mailto:rosie.crux@garnessjones.co.uk)



## 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.

## Accommodation

The property provides the following accommodation:

38 Gillygate (Shop)  
Sales Area, Store, Lobby and Toilet

40 Gillygate (Shop)  
Sales Area, Kitchen

Flat at 40 Gillygate  
Accessed via a central entrance passage  
First Floor - Kitchen, Living Room, Dining Room, Study, Shower Room and Bedroom  
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.

|                     | sq.ft. | sq.m.  |
|---------------------|--------|--------|
| 38 Gillygate (Shop) | 344    | 31.96  |
| 40 Gillygate (Shop) | 412    | 38.27  |
| 40 Gillygate (Flat) | 1,335  | 124.02 |

## 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 at 40 Gillygate - E 39

## 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

Council Tax:

Flat at 40 Gillygate - Band C

## Terms

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

