



### Location

The historic cathedral city of York is the commercial centre for North Yorkshire. It is situated 26 miles north east of Leeds and 22 miles east of Harrogate. The city has excellent transport connections with road links to the A1 and M1 and direct trains services to Manchester, Edinburgh, Leeds and London.

### Situation

The property occupies a prominent situation on the corner of Fishergate and Sandringham Street on a busy arterial road leading to the centre of York.

York's outer ring road is within 1.2km (3/4 mile) which links to the A19 trunk road and in turn provides rapid access to the A64 dual carriageway and A1/M1.

Nearby are a mix of residential, shops and offices.

### Description

The premises forms a three storey property under a pitched slate roof.

114 Fishergate	GF Sales	175 sq ft
	GF Storage	165 sq ft
28 Sandringham Street	GF Sales	705 sq ft
	GF Store	1,180 sq ft
	Rear Yard	215 sq ft
30 Sandringham Street	First Floor	575 sq ft
	Second Floor	160 sq ft
<b>Total</b>		<b>3,175 sq ft</b>

# 114 FISHERGATE, 28 & 30 SANDRINGHAM STREET YORK



## EPC

114 Fishergate  
28 Sandringham Street  
30 Sandringham Street

Rating D (91)  
Rating E (101)  
Rating D (61)

## Tenure

The property is freehold with vacant possession.

## Planning

The property does not lie within a conservation area and is not listed.

## Services

Mains water, electricity and drainage are connected to the property.

## Price

Offers over £375,000 are invited.

## VAT

The price is exclusive of VAT,

## Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

## Agents Note

All fixtures and fittings present in the property at the time of the sale are the purchaser's responsibility.

## Further Information

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