



#### Location

The property is located at the southern side of York City Centre. The immediate area forms an interesting of historic properties and new developments.

Surrounding occupiers include Jorvik Medical Practice, Hiscox Insurance headquarters, the historic Black Swan, Department for Environment, Foods and Rural Affairs, and the prestigious Hungate Development.

#### Description

Built in 1826, this property comprises three individual buildings, which are constructed of orange-brown brick with timber shopfront and hipped slate roof with brick end stacks. In addition there is a car park for approximately four vehicles at the rear of the property (Aldwark).

The property may be summarized as follows:

11 St Saviour's Place / 64 Aldwark, comprises ground floor commercial with two self contained flats with access from Aldwark.

12 St Saviour's Place, ground floor commercial with a two bedroom maisonette above.

13 St Saviour's Place, three self contained two bedroom flats.

Car park on Aldwark with room for 4 cars.





### Planning

The property is situated within a conservation area and is Grade II listed.

### Tenure

The property is freehold and partially let. Details of individual tenancies are outlined below.

### Price

Offers in excess of £1,625,00 are invited for the property in it's entirety.

The property is also available for purchase in four individual lots. Prices and details bellow.

### VAT

11 and 12 St Saviour's Place - The seller has waived the VAT exemption for the property by opting to tax and therefore VAT is payable on the purchase price.

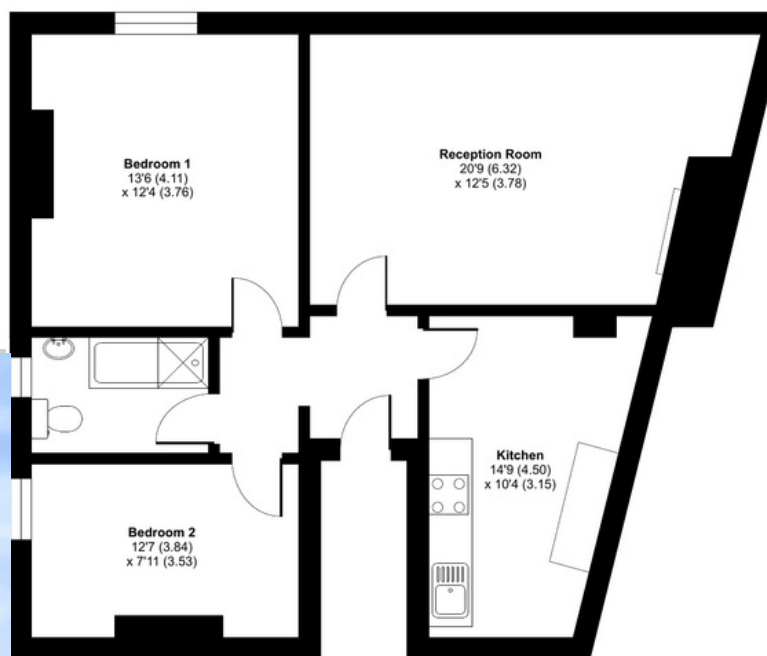
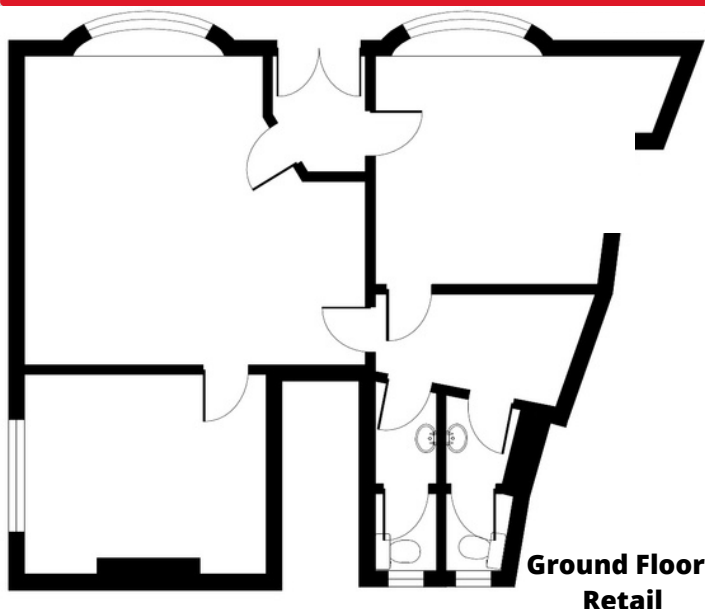
64 Aldwark and 13 St Saviour's Place are exempt.

### Legal Costs

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

### Further Information

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These plans are indicative of both 64a and 64b

11 St Saviour's Place / 64a & 64b Aldwark

Accommodation

Comprises ground floor commercial with WC and two self contained two-bedroom flats with living room, kitchen and WC. Access from Aldwark.

Floor area

11 St Saviour's Ground Floor	720 sq ft
64a Aldwark	760 sq ft
64b Aldwark	760 sq ft
<b>Total</b>	<b>1,520 sq ft</b>

Tenancies

11 St Saviour's	£11,000 pa (holding over).
64a Aldwark	£9,600 pa (holding over).
64b Aldwark	Vacant.

EPC

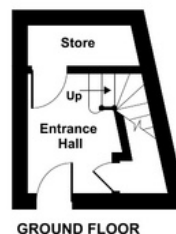
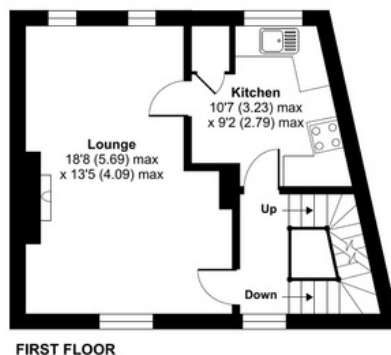
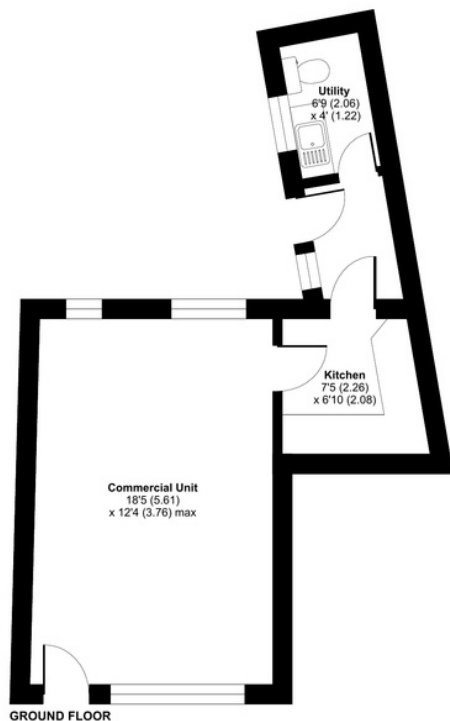
11 St Saviour's	118 E
64a Aldwark	65 D
64b Aldwark	48 E

Services

Mains, electric and drainage are included. Gas in Aldwark.

Price

Offers in excess of £550,000.



## 12 St Saviour's Place

### Accommodation

Ground floor commercial with kitchen and WC and one two bedroom maisonette above with living room, kitchen and WC, spread over two floors.

### Floor area

Ground Floor	275 sq ft
First and Second Floor	760 sq ft
<b>Total</b>	<b>1,035 sq ft</b>

### Tenancies

Ground Floor £7,500 pa  
(5 year lease from 27 February 2021).

First/Second Floor Vacant.

### EPC

Ground Floor 83 D  
First/Second Floor To be commissioned.

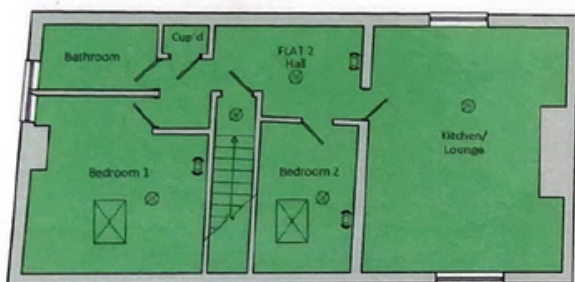
### Services

Mains, electric, and drainage are included.

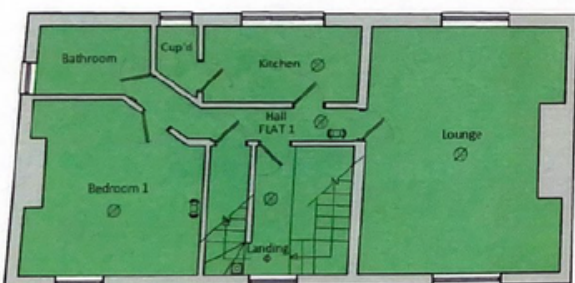
### Price

Offers in excess of £350,000.

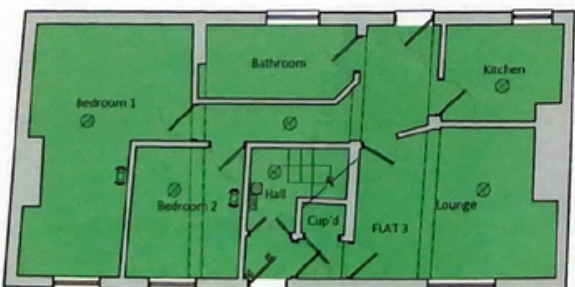




SECOND FLOOR PLAN - FLAT 2



FIRST FLOOR PLAN - FLAT 1



GROUND FLOOR PLAN - FLAT 3



### 13 St Saviour's Place

#### Accommodation

Three self contained two bedroom flats all with kitchen, living room, and WC.

#### Floor area

Flat 3 - Ground Floor	745 sq ft
Flat 2 - Second Floor	720 sq ft
Flat 1 - First Floor	720 sq ft
<b>Total</b>	<b>2,185 sq ft</b>

#### Tenancies

Flat 3 - Ground Floor	Vacant.
Flat 2 - Second Floor	Vacant.
Flat 1 - First Floor	£7,200 pa (holding over).

#### EPC

Flat 3 - Ground Floor	To be commissioned.
Flat 2 - Second Floor	59 D
Flat 1 - First Floor	66 D

#### Services

Mains, electric, gas and drainage are included.

#### Price

Offers in excess of £600,000.



**Car Park****Accommodation**

Car park for approximately four vehicles at the rear of the property (Aldwark).

**Area**

880 sq ft.

**Price**

Offers in excess of £125,000.

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