

62 ALDWARK, YORK, YO1 7PJ

**OWNER OCCUPIER / REDEVELOPMENT OPPORTUNITY
FREEHOLD FOR SALE WITH VACANT POSSESSION**

**STAPLETON
WATERHOUSE**



Location

The subject property is located to the southwestern side of Aldwark, in York city centre within the the city walls and city centre conservation area. Aldwark connects with Peaseholme Green in the southeast which provides access to the York city centre pedestrianised retail area in the west and the York inner ring road in the east.

The immediate area is largely residential in nature providing a mixture of historic terraced properties, 1980's terraced properties and Biba House a 1960's office building that has been converted to apartments.

Description

62 Aldwark is a two-storey Grade 2 listed building originally constructed as a Wesleyan Methodist Chapel, built in 1759. The property provides an excellent owner occupier or redevelopment opportunity subject to planning and listed building consent.

The building is of traditional brickwork construction with timber framed windows under a pitched and hipped clay pantile roof, that until recently has been used as a dentist's surgery, having undergone several changes over the years.

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Description Continued

Internally, the property is cellular in nature consistent with a dental practice in need of refurbishment, providing entrance lobby, reception, a series of consulting rooms, wc's, storerooms and kitchen area. The ground floor provides for a solid concrete floor with a mixture of carpet, vinyl and laminate floor coverings, plaster and painted ceilings with strip lighting attached thereto. Heating is by way of a gas fired wet central heating system.

The first floor is accessed via a single flight concrete stair and provides similar accommodation to the ground floor with several consulting rooms, stores, wc's and kitchen.

Externally, the property fronts Aldwark with a small, cobbled area between the building and the highway. It is understood that this cobbled area does not form part of the ownership of the property. To the southeastern elevation is a small, enclosed yard area with a gate providing access through to the rear of 1-3 St. Saviours Place. It is understood that a formal right of way does not exist, and the access is used for maintenance purposes only.

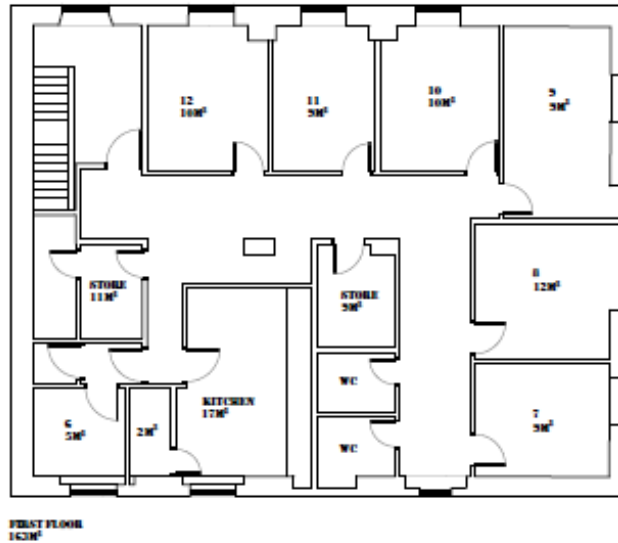
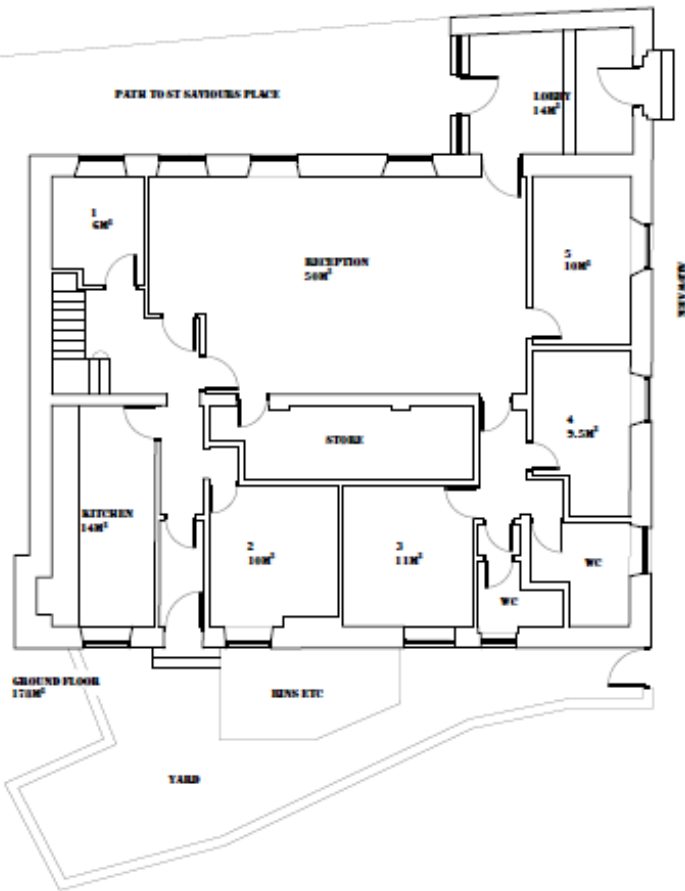
Access can also be made from St. Saviours Place.

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Planning

The property is situated within a conservation area and is Grade II listed, it has been used up until recently as a dental surgery, falling within Use Class E.

Tenure

The property is freehold.

Price

Offers in excess of £575,000, exclusive of VAT.

Accommodation

The property provides the following approximate gross internal floor areas:

| | |
|--------------|--------------------|
| Ground Floor | 1,895 sq ft |
| First Floor | 1,780 sq ft |
| Total | 3,675 sq ft |

VAT

All costs exclusive of VAT.

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Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Further Information

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