

FOR SALE

Long leasehold interest in central York,
Trade Counter / Warehouse & Storage premises.

17 REDENESS STREET I YORK I YO31 7UU

8,805 sq ft / 818.32 sq m approx. (including mezzanine level)
with Secure Yard on site extending to 0.33 of an acre

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Description

The subject premises comprise a substantial detached industrial type building which incorporates a trade counter, offices and rear warehousing, together with some first floor offices and mezzanine storage, all set to a hard surfaced secure site which extends in total to approximately 0.13 Hectares (0.33 Acres).



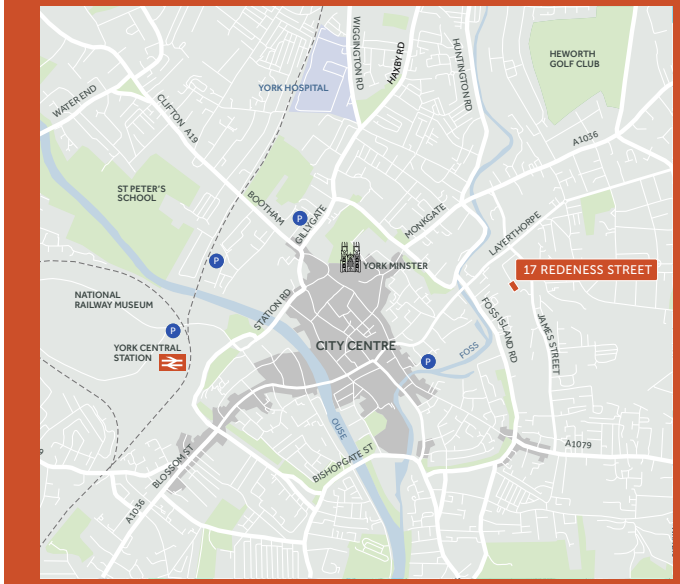
The premises are of steel framed construction to the rear warehouse and framed 2 storey construction to the front section. Elevations are a mixture of profile sheeting and concrete/brickwork infill panels.

Location

The premises are located immediately to the East of York's historic walls off Redeness Street close to the Junction of Layerthorpe with Foss Island Road/York City Inner Ring Road.

This quadrant of the city is a long standing established mixed commercial district which has over the last decade seen significant residential and bespoke student accommodation development, interspersed by a variety of new leisure uses.





Accommodation

Location / Floor	Accommodation Type	Area sq m	Area sq ft
Ground	Trade Counter / Offices / Ancillary	385.43	4,147
	Rear Warehouse	184.80	1,988*
First	Front Offices & WC Facilities	124.68	1,342
Sub-Total (GIA)		694.91	7,477
Mezzanine	Storage	123.41	1,328
		818.32	8,805

**We calculate the eaves height to be approximately 5.85m (20 ft) at its lowest point.*

Services

Mains electricity and water are all connected to the site.









Tenure

The property is available by way of assignment of a long leasehold interest to the City of York Council due to expire 30th November 2063 with a current passing ground rent of £3,900 per annum exclusive. A copy of the long leasehold interest is available upon request.

Price

Price on application.

Use

We believe the property falls under Use Classes E (formerly B1[c]) – Light Industrial, B2 – General Industrial and B8 – Storage and Distribution. Interested parties are advised to make enquiries with the council.

Business rates

The property has a Rateable Value of £46,000 as of 1st April 2026.

EPC

The premises currently has an energy performance rating of E – a copy of the certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

The property is elected for VAT.







Further information

Please contact the sole agent:

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