

Debbies Flowers
Award winning Florist with 35 years Experience

FRUITIQUE
EST 1996

Debbiesflowersyork@aol.com 01904 055821 pearson006@aol.com

Rainbow House CHINESE and
HOT MEALS T

**K LAMB
JOINERY LTD**
RESOLVE JOINERY SOLUTIONS

**The
Garden
Studios**
YORK

07399 591047
k.lamb@k.lambjoinery.co.uk

**96%
PLASTIC
FREE**

**96%
PLASTIC
FREE**

6 Bishopthorpe Road
York, YO23 1JJ
£20,000 Per Annum

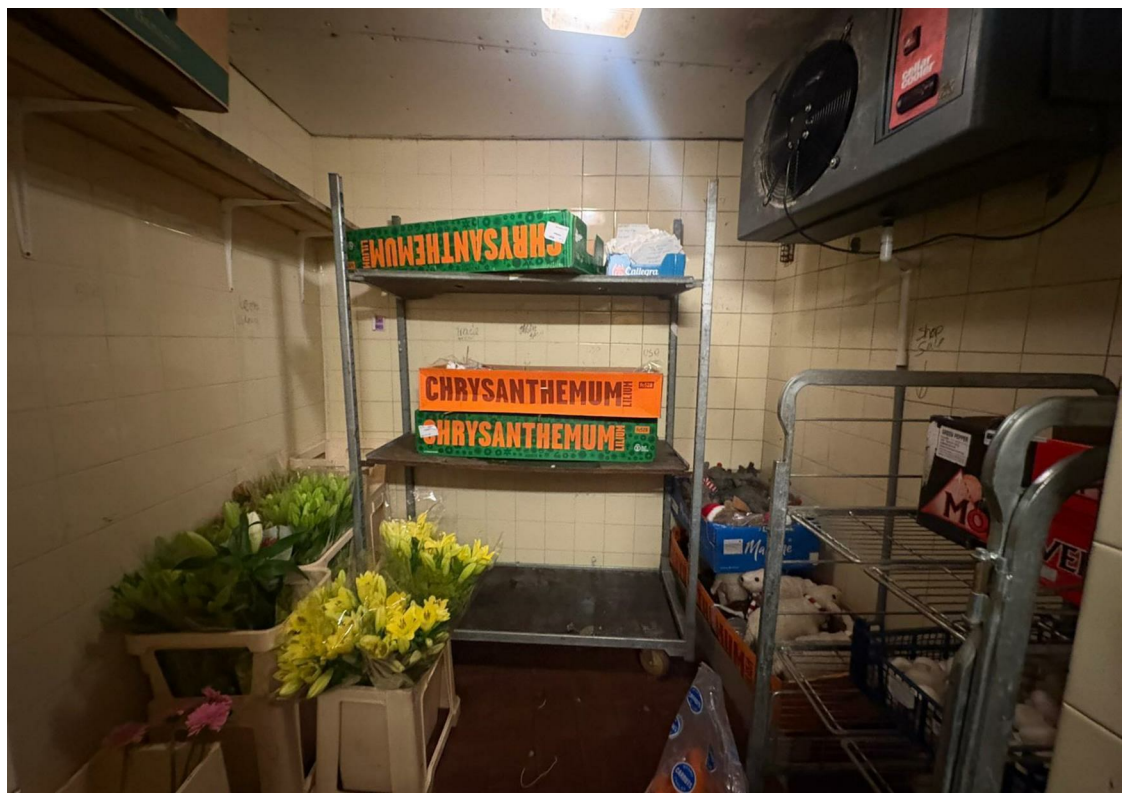
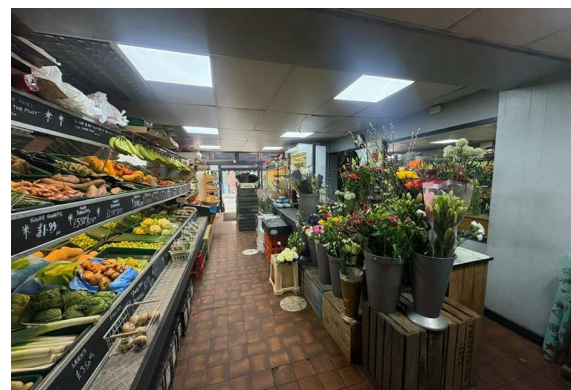
****Commercial Unit on Bishopthorpe Road****

Set in the vibrant area of Bishopthorpe Road, York, this large commercial unit presents an excellent opportunity for businesses seeking a prime location. The property boasts ample storage space, making it ideal for various commercial activities.

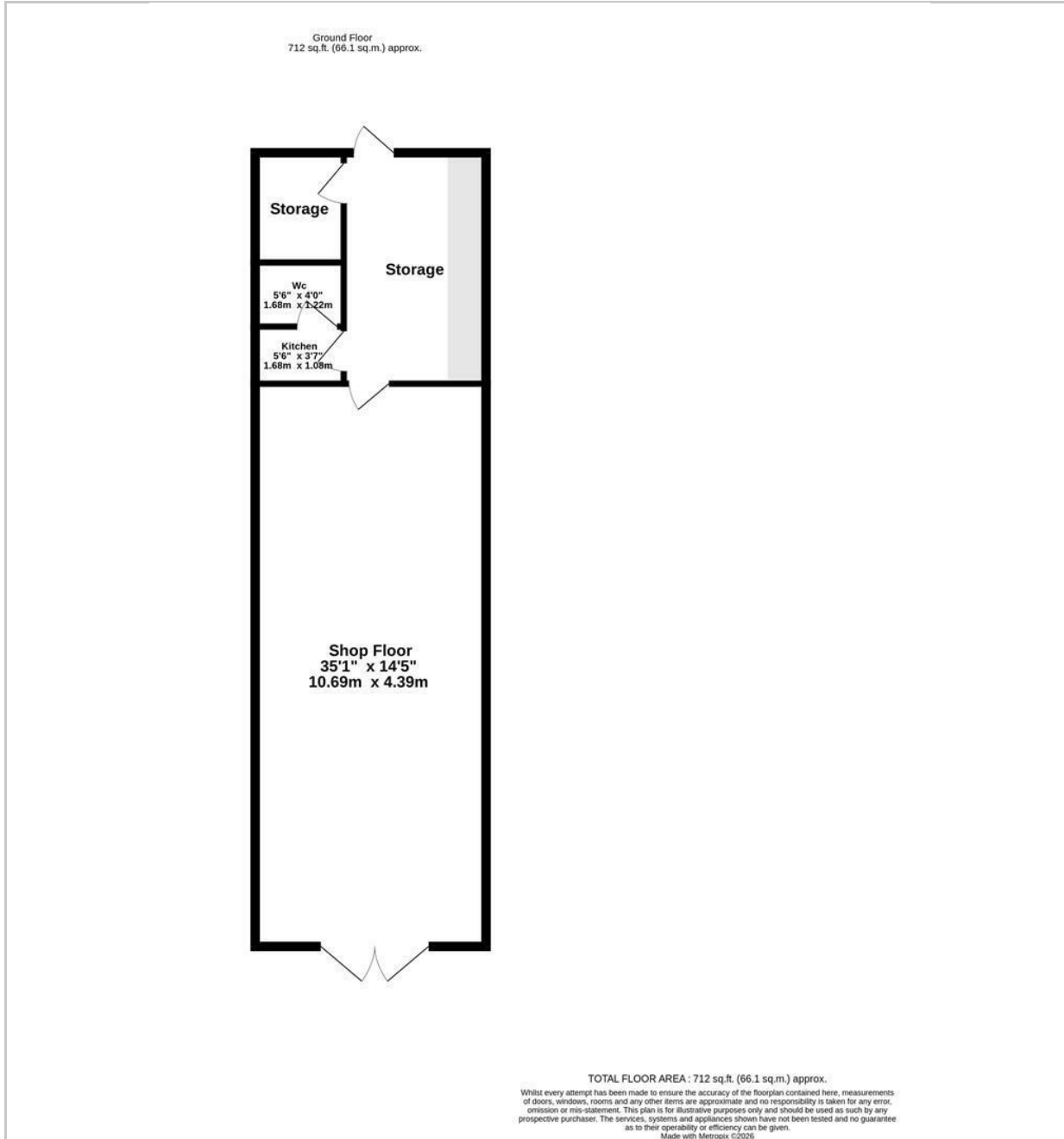
To the rear you will find a small kitchen, perfect for staff amenities. Additionally, the unit includes a convenient WC, ensuring that all essential facilities are available.

Bishopthorpe Road is known for its bustling atmosphere, with a mix of local shops, cafes, and services, providing a supportive community for any business venture. This commercial unit not only offers a spacious environment but also benefits from the foot traffic and visibility that come with such a desirable location.

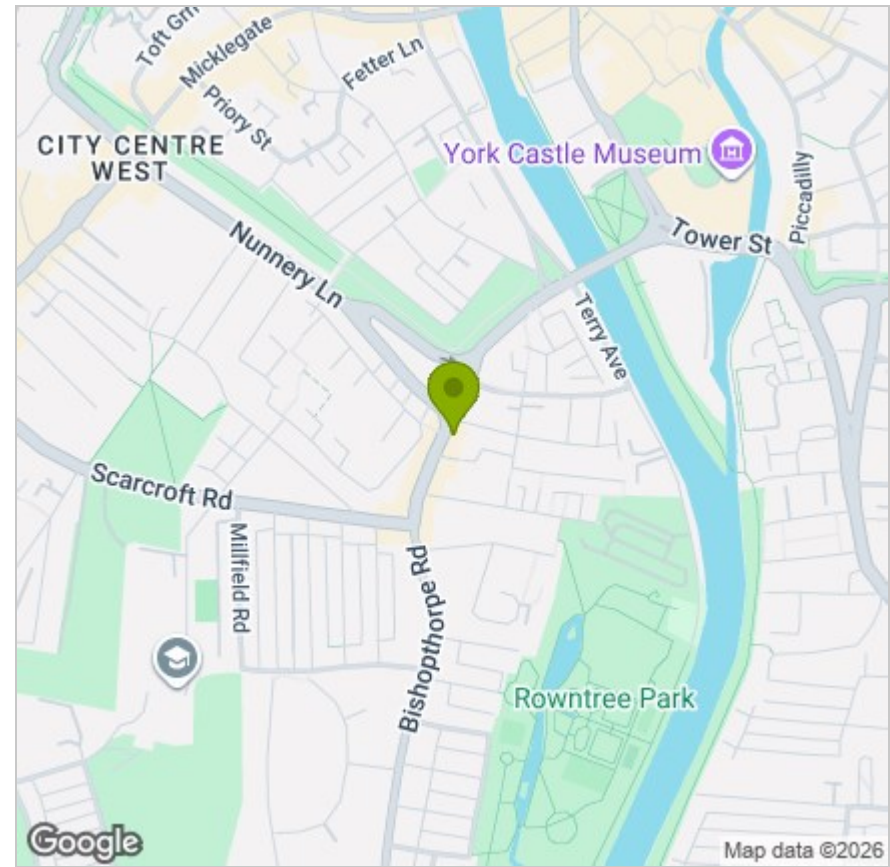
Whether you are looking to expand your current operations or start a new venture, this property is a fantastic choice for those seeking a versatile commercial space in the heart of York.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.