



16-16a Fishergate, York, YO10 4AB

£450,000

**Stephensons**  
commercial

# S

Fishergate,  
York YO10 4AB

Est. 1871

£450,000

16 & 16A Fishergate represents a rare opportunity to acquire a Grade II listed mixed-use investment in one of the UK's most sought-after historic cities. The property comprises a ground floor commercial unit, currently trading as a long-established hair salon, and upper floors which provide a high-quality, fully operational holiday let.

The investment offers rental income from the commercial tenant at £9,000 per annum under a recently renewed 5-year lease, alongside additional income from the holiday let, which is professionally managed and generates a turnover of approximately £45,000 per annum.

## DESCRIPTION

The property comprises a three-storey Grade II listed building with an attractive painted stucco façade and detailed shopfront at ground floor level. Internally, the accommodation is arranged to provide a self-contained ground floor commercial unit and independent upper floors accessed separately.

The ground floor is fitted as a hair salon and has been occupied by an established operator for many years. The upper parts have been converted to a high-standard holiday let, arranged over the first and second floors, offering stylish and well-equipped short-stay accommodation that appeals to York's strong tourist market.





## LOCATION

The property is prominently situated on Fishergate, a well-trafficked approach into York city centre and within easy walking distance of the historic core, the city walls, and visitor attractions. York is one of the UK's most popular tourist destinations, attracting over 8 million visitors annually thanks to its rich heritage, cultural offering, and vibrant leisure economy.

The property benefits from close proximity to the York Barbican and city centre, making it ideally placed for short-stay accommodation. With strong year-round demand driven by both domestic and international tourism, York continues to demonstrate robust performance in the holiday let sector.

## ACCOMMODATION

The property extends to a Gross Internal Area of 163 sq.m (1,754 sq.ft).

## SERVICES

We understand that all mains services are connected to the property.

## TENURE/TENANCIES

The property is held on a freehold basis.

16 Fishergate (Ground Floor): Let on a 5-year lease from 17 September 2025 to an individual at £9,000 p.a.

16A Fishergate (Upper Floors): Operational holiday let generating turnover of approx. £45,000 p.a., fully managed by a third-party specialist.

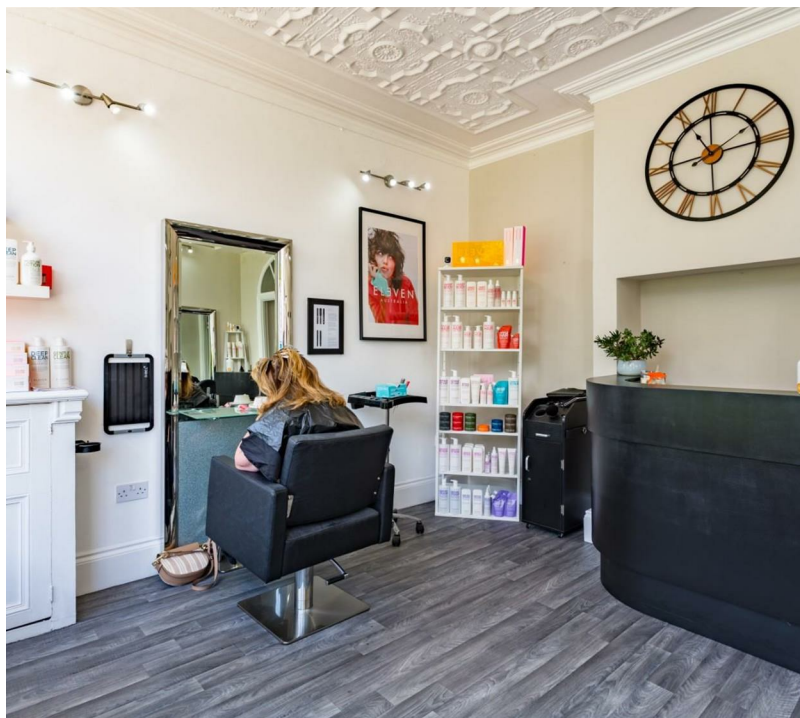
## LOCAL AUTHORITY

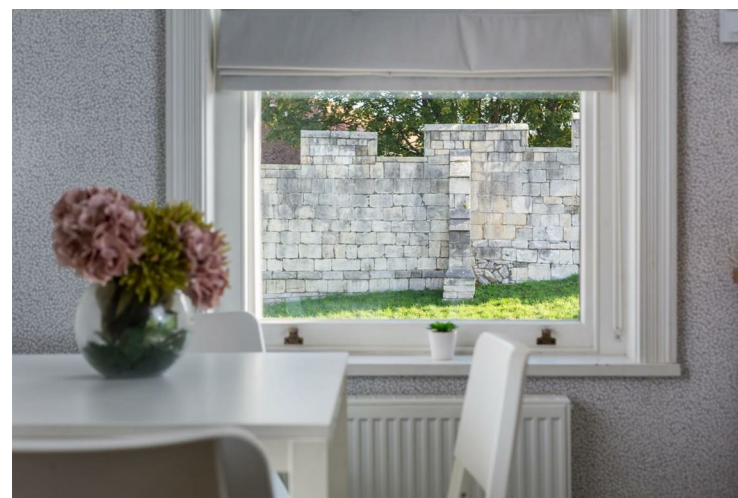
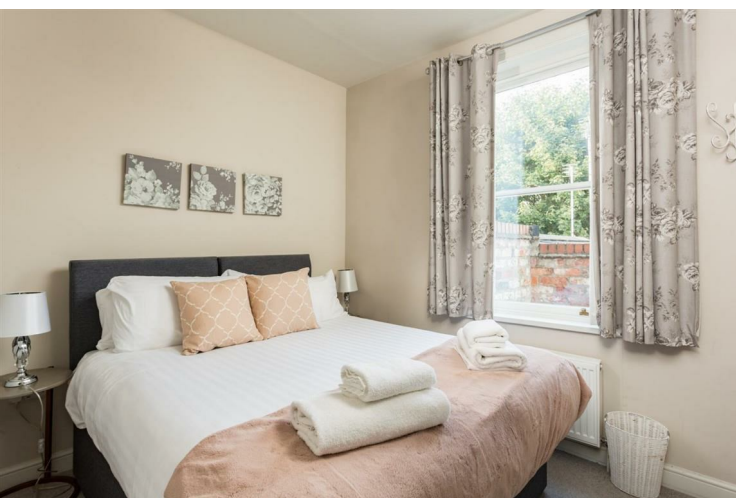
City of York Council

## RATEABLE VALUE

16 Fishergate: £5,400

16a Fishergate: £3,350





### **ENERGY PERFORMANCE CERTIFICATE**

16 Fishergate: D 81

16a Fishergate: C 73

### **VIEWINGS**

Strictly by appointment only with the sole selling agents -  
Stephensons Estate Agents.

### **COSTS**

Each party is to bear their own legal and professional costs in  
relation to this transaction.

### **VALUE ADDED TAX**

All figures quoted are exclusive of VAT. We understand the  
property is not elected for VAT.



Est. 1871

## Partners:

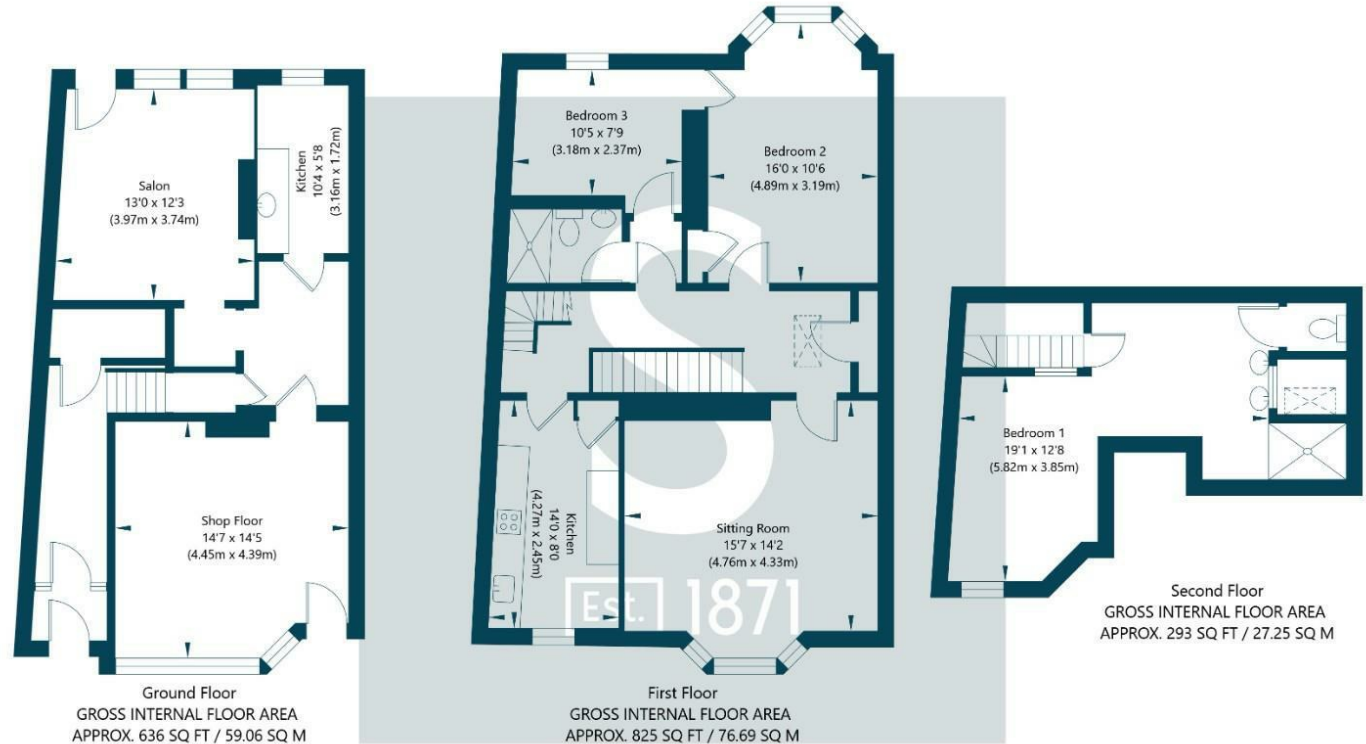
J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

## Associate Partners:

N Lawrence  
 I Jarvis MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

## Fishergate, York, YO10 4AB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1754 SQ FT / 163 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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