



**BARNABAS CENTRE, SALISBURY TERRACE, YORK**

£225,000

**Carter Jonas**

# SALISBURY TERRACE, YORK, YO26 4XP

This spacious terraced property, situated in the highly sought-after Leeman Road area of York, presents an exciting opportunity for discerning developers.

- Size: Approximately 2,000 sq.ft.

Potential Uses:

1. Commercial Transformation:

- The property's current use as a Youth Centre allows for various commercial possibilities. Entrepreneurs and business owners may consider adapting it to suit their needs.
- Whether you envision a boutique office space, a creative studio, or hairdressers, this property offers plenty of flexibility.

2. Residential Conversion:

- With its ample square footage, the property lends itself well to residential redevelopment.
- Consider transforming it into spacious apartments, each with its own unique layout and design.

Planning Considerations:

- Any proposed changes will require planning approval. Whether you choose a commercial or residential route.

Additional Note:

- There is an overage on the property of 20% of the increased value if there is a change of use or "improvements" made to the building. There are time limitations on the overage that may make the clause irrelevant. Please speak to the agent for further details.

Don't miss out on this prime development opportunity! Contact us today to explore the potential of this versatile property.

Freehold Title number NYK389971

Rateable Value is £3,850. For more information please visit the Valuation Office Agency website at [voa.gov.uk](http://voa.gov.uk)

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** D Commercial EPC

**SPACIOUS TERRACED PROPERTY, FORMERLY A YOUTH CENTRE, NOW POISED FOR TRANSFORMATION. IDEAL FOR ALTERNATIVE BUSINESS VENTURES OR CONVERSION TO RESIDENTIAL USE, ALL SUBJECT TO PLANNING APPROVAL**



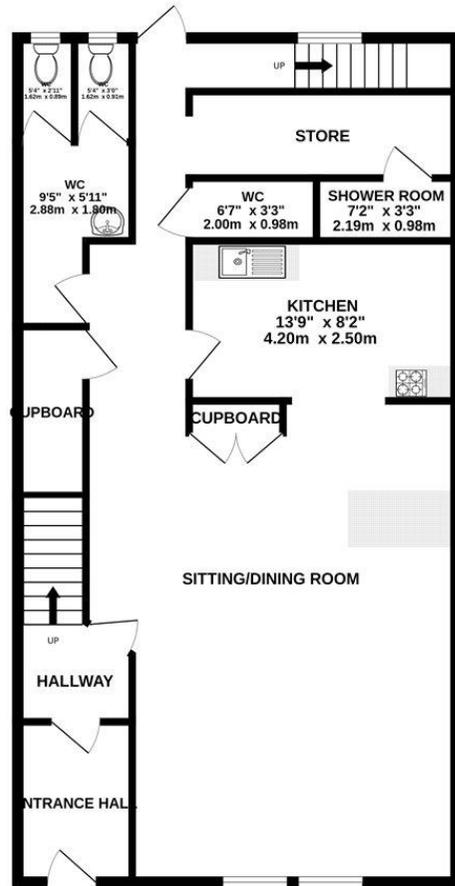


Classification L2 - Business Data

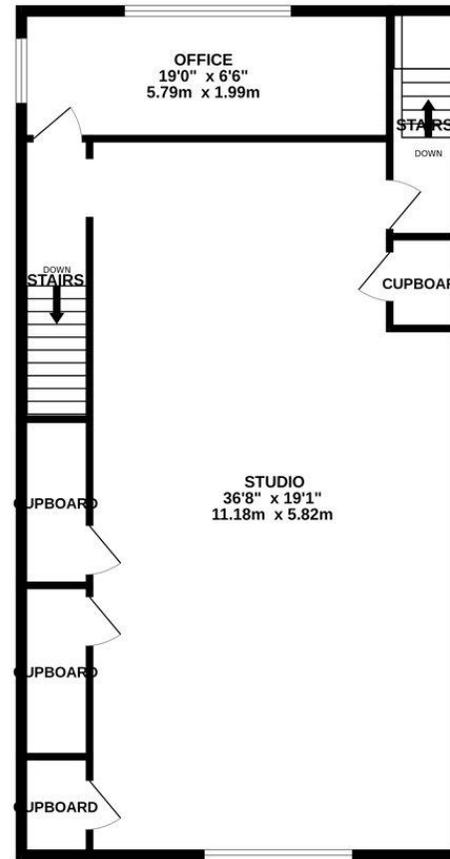


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GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 1955 sq.ft. (181.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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