



**For Sale**

**49 Clarence St  
York  
YO31 7EL**

Former veterinary surgery suitable for a range of  
uses or potential conversion to residential

Close to City Centre  
Near District Hospital and University  
Attractive building  
On site parking

**briggsburley**  
Chartered Surveyors

## Location

Clarence Street is within 5 minutes walk of the city centre and is one of the main pedestrian route from the centre to the District Hospital. The campus of the University of Ripon and St John is on the opposite side of the road.

The property occupies a prominent situation in this convenient and accessible location and has a rear access from Union Terrace.

## Description

The property was purpose built as a veterinary surgery in the 1980s, using attractive clamp bricks under a mainly tiled roof.

It is designed around a small courtyard which provides car parking.

The property could be used as offices or has potential to be converted to residential use, subject to planning.

## Accommodation

The current layout reflects the original use, with waiting area, dispensary, consulting rooms and operating theatre on the ground floor and meeting room, offices and bedsit on the first floor.

Net Internal Area	265 sq m (2,850 sq ft)
Gross Internal Area	334 sq m (3,590 sq ft)

Areas are approximate

## Services

Mains gas, electricity, water and drainage

## Tenure

Freehold

## Rates

The Rateable Value is £26,250

## Price

Offers are invited for the freehold interest

## VAT

Prices and rent, where quoted, are exclusive of VAT.

## Energy Performance Certificate

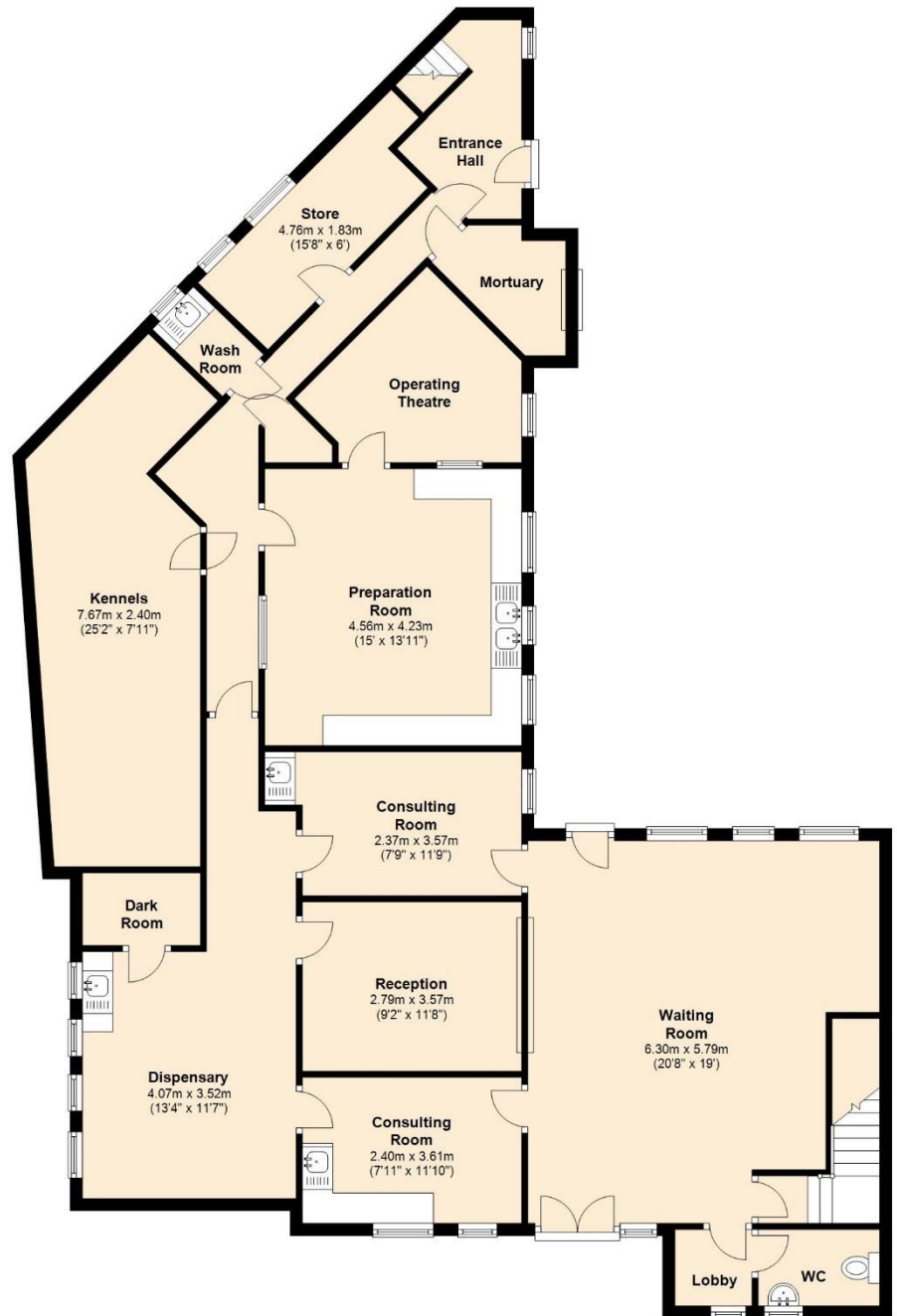
The building has an EPC rating of Band D (95)

A copy of the certificate is available on request.

## Viewing

By appointment with Briggs Burley  
Contact John Burley 07949 154881  
[jburley@briggsburley.co.uk](mailto:jburley@briggsburley.co.uk)

## Ground Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

First Floor

