Unique Opportunity in York City Centre

SAVIOUR HOUSE

9 ST SAVIOURGATE • YORK

Knight Frank

FREEHOLD OPPORTUNITY

A substantial freehold opportunity in a modern (constructed 1998) building over 5 floors with large parking area in the centre of York.

- Situated on St Saviourgate, 100 yards from the Shambles, a historic retail and tourist attraction in the centre of York.
- A 5-minute walk from York Minster, one of York's principal tourist attractions.
- 24,592 sq ft (NIA) office building constructed in the late 1990s, arranged over basement, ground, first, second and third floors, with 25 secure parking spaces.
- Generous central core providing access to all floors and two additional egress points.
- The property has been predominantely stripped out by the current owner and is ready for redevelopment, refurbishment or conversion.
- Freehold.

PROPOSAL

We have been instructed to seek offers in the region of **£3,000,000 (Three Million Pounds)** for the freehold interest in the subject property with Vacant Possession, reflecting a capital value of **£122 per sq ft**.










York Station
Bettys Tea Room
York Minster
Parliament St
Low Petergate
M&S
Shambles Market
Kings Square
The Shambles
Colliergate
SAVIOUR HOUSE

YORK

York is one of the UK's most successful and resilient visitor destinations, attracting approximately 9.4 million visitors annually and generating over £2 billion of economic impact for the local economy. Renowned for its internationally recognised heritage assets, including York Minster, the City Walls, The Shambles and the National Railway Museum, the city benefits from a year-round tourism market supported by leisure, cultural, educational and business visitors. Strong domestic and international demand continues to underpin the City Centre economy, with overseas visitors accounting for a significant proportion of visitor spend and overnight stays.

The strength of York's visitor economy is reflected in its thriving retail, food and beverage, and hospitality sectors. Retail accounts for more than a third of visitor expenditure, supported by an attractive mix of independent boutiques, premium brands and established high street operators, while the city's extensive restaurant, café and bar offering has helped establish York as one of the leading leisure destinations in Northern England. The hotel market continues to perform strongly, benefiting from sustained visitor demand, growing overnight stays and high occupancy levels, creating an attractive environment for further accommodation provision.

Located within York's historic city centre, Saviour House benefits from immediate access to the city's commercial, retail, cultural and leisure amenities. Its position also places the property within reach of the city's universities, transport connections and internationally recognised visitor attractions, making it relevant to a range of occupational, residential, student and hospitality markets.









York has a population of
200,000 people

York has around **9 million visitors** a year, 1.3 million a overseas. The average length of stay is over 3 nights.

Tourism generates around **£2 billion** of economic impact per year and supports around 17,000 jobs.

York has a student population of over
30,000 people

York has an excellent rail service, offering the following travel times:

Destination	Train Time
London King's Cross	1 hr 50 min
Leeds	22 min
Newcastle	55 min
Manchester	1 hr 20 min
Edinburgh	2 hr 20 min

THE OPPORTUNITY

Saviour House provides a rare opportunity to acquire a substantial freehold property in the heart of York, offering considerable flexibility for continued office occupation, refurbishment, conversion or more comprehensive redevelopment.

The existing building extends to approximately 24,592 sq ft across basement, ground and three upper floors, together with 25 secure parking spaces to the rear, a particularly valuable attribute for a property in such a central location.

While presently configured as office accommodation, the property's scale, arrangement and location provide an opportunity to consider a much broader range of future uses. Saviour House may appeal to commercial investors and owner-occupiers seeking a prominent city centre building, as well as developers and specialist operators looking to reposition the property for residential, purpose-built student accommodation, hotel, aparthotel, serviced accommodation, co-living or other commercial and specialist living uses.

Prospective purchasers are encouraged to assess the property according to their own requirements, sector expertise and appraisal assumptions.

The property is not listed, although it lies within the York Central Core Conservation Area and is surrounded by a number of important listed buildings. Any conversion, change of use or redevelopment will therefore be subject to planning and all other necessary statutory consents. Interested parties should undertake their own investigations and seek independent advice in relation to the suitability and deliverability of their proposed use.

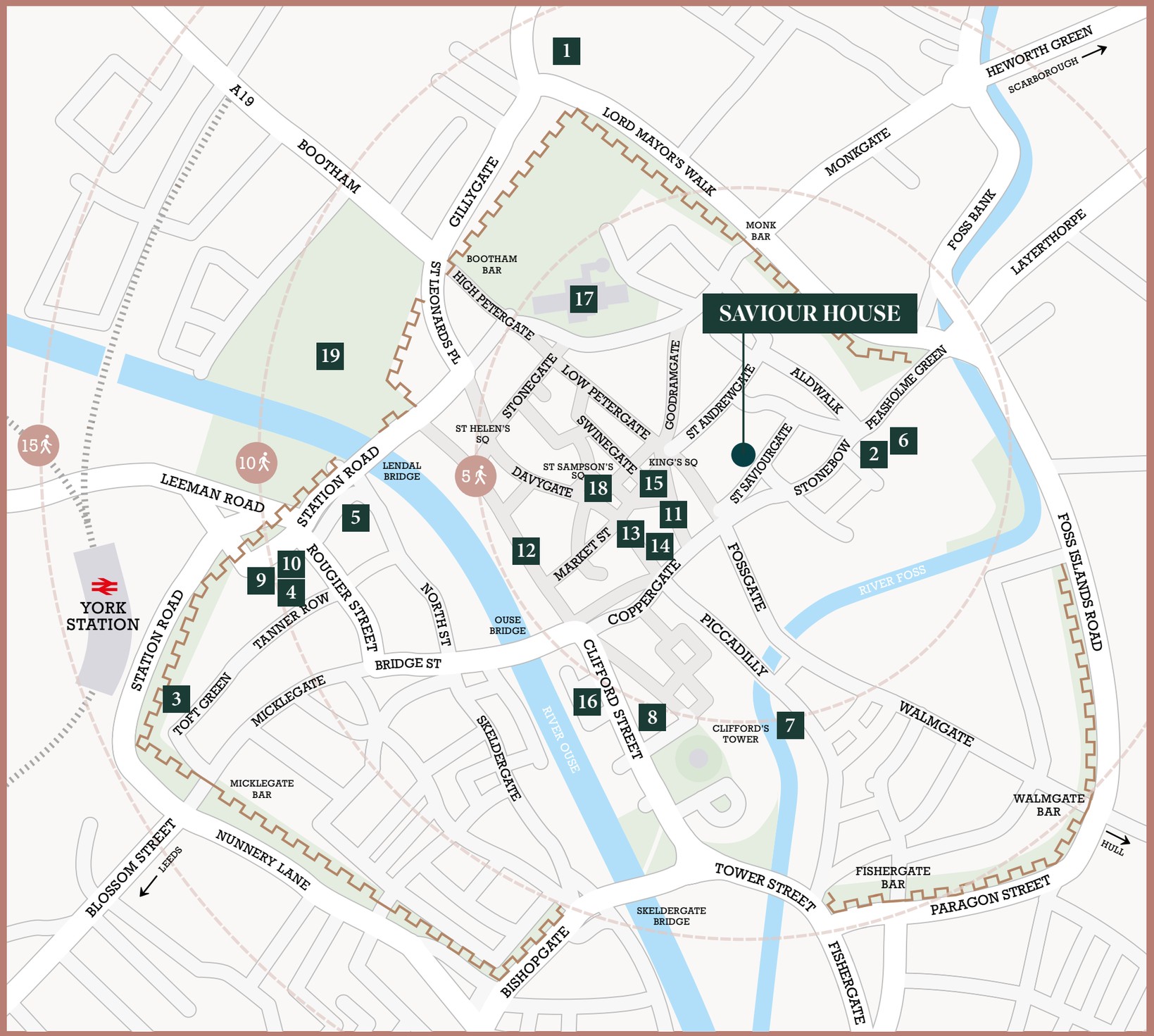


UNIVERSITY of York

Est. 1841 | YORK ST JOHN UNIVERSITY







CITY CENTRE AMENITIES

LOCAL OCCUPIERS

1. York St. John University
2. Hiscox
3. Network Rail
4. City of York Council
5. Aviva

HOTELS

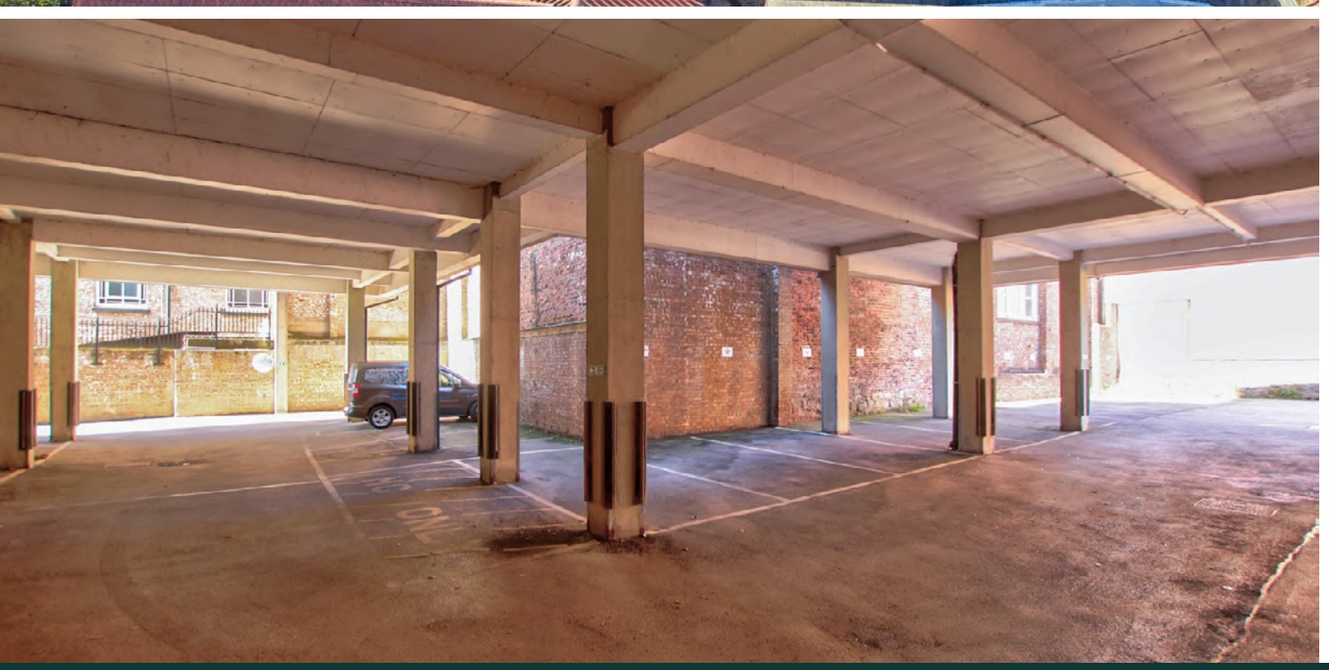
6. Moxy Hotel
7. Hampton by Hilton Piccadilly
8. Hilton
9. The Grand
10. Malmaison

RETAIL & TOURISM

11. Shambles
12. Coney Street
13. Parliament Street
14. M&S
15. York Chocolate Story
16. York Dungeons
17. York Minster
18. The View
19. Museum Gardens









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ACCOMMODATION

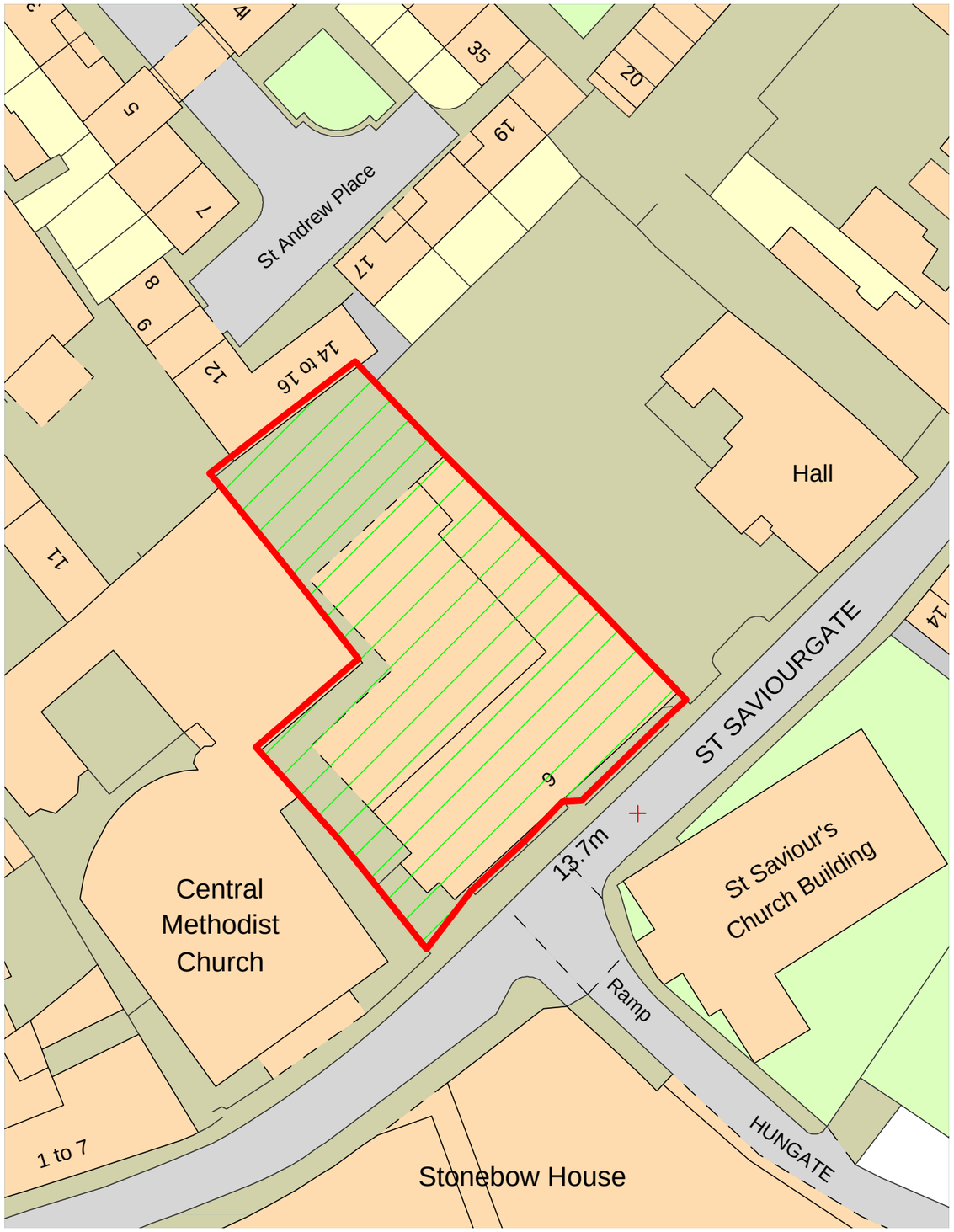
24,592 sq ft office building constructed in the late 1990's over basement, ground, first, second and third floors with 25 parking spaces in a secure area.

The property has a main entrance onto St Saviourgate and access from an undercroft parking area to the rear. This site comprises 0.31 acres and is secured with gated entrance. Elevations are a combination of brick and stone with modern double glazed sliding sash windows which would suit a variety of uses.

Until recently, the property was occupied as a multi let office with regular open plan floor plates.

Floor	Sq Ft (NIA)	Sq M (NIA)
Basement	2,488	231.14
Reception	184	17.09
Ground	3,219	299.05
First	7,107	660.24
Second	5,760	535.12
Third	5,834	541.99
TOTAL	**24,592**	**2,284.65**





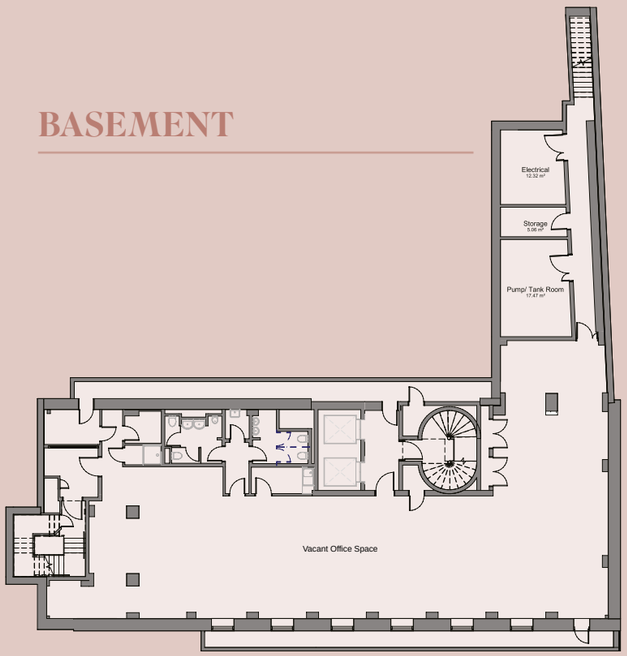




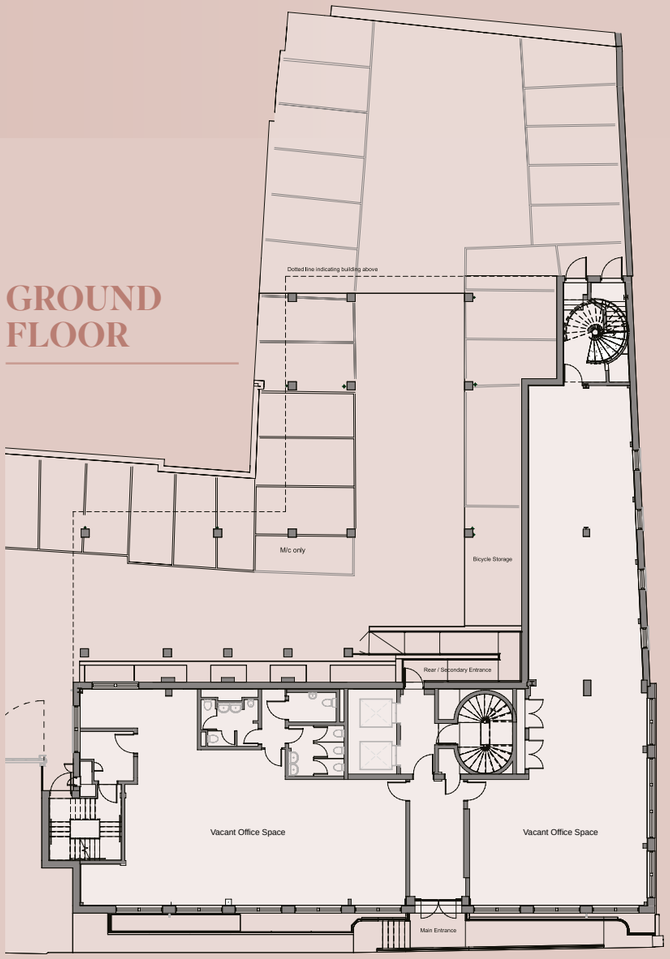
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FLOOR PLANS

BASEMENT



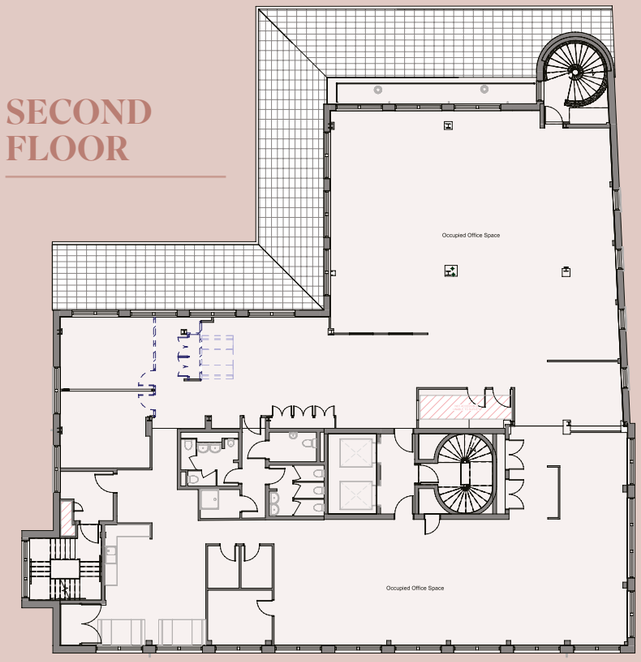
GROUND FLOOR



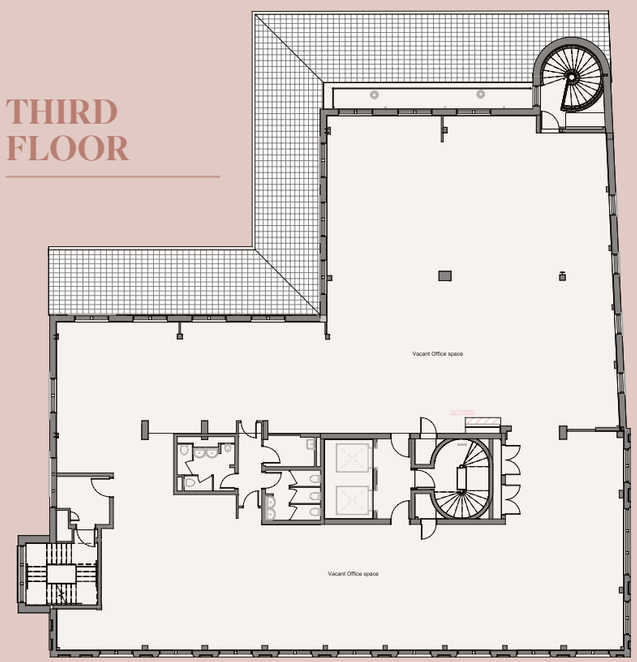
FIRST FLOOR



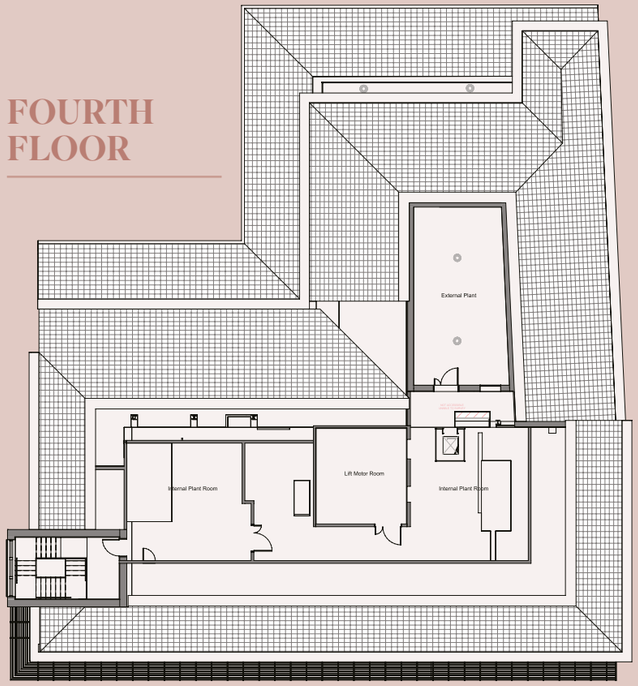
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR







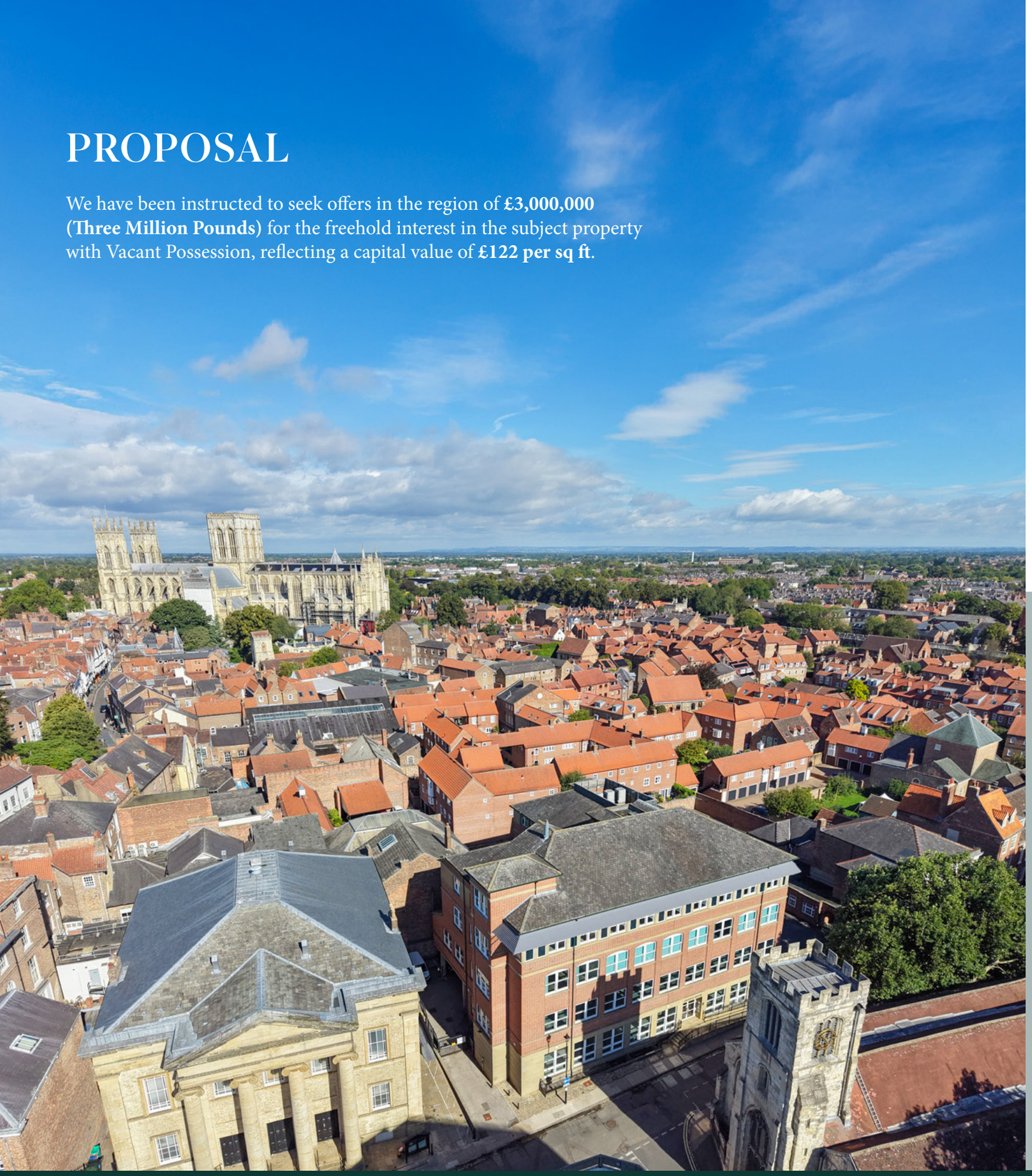




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TENURE

Freehold.

VAT

The property is elected for VAT.

DATAROOM

Access to the dataroom is available on request.

CONTACTS

For further information, please contact:

Graham Foxton
T: 07717 546 786
E: Graham.foxton@knightfrank.com

Brad Harris
T: 07702 473 168
E: Brad.harris@knightfrank.com

Richard Brooke
T: 07809 321 451
E: Richard.brooke@knightfrank.com

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