

## YORK CITY CENTRE RESTAURANT – 110 COVERS



### FOSSBRIDGE HOUSE, WALMGATE, YORK YO1 9TJ

- Attractive character property next to River Foss in heart of city centre
- 110 cover restaurant over ground & lower ground floors
- Lease expires August 2036 - Rent £70,000 pa
- Fully fitted to high standard – restaurant open and trading
- Midnight premises licence

### GUIDE PRICE – NIL PREMIUM FOR THE LEASEHOLD INTEREST

**Subject To Contract** (Sole Selling Rights)

COUNL395

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## Location

Situated to the south of the city centre on Walmgate, a cobbled street, next to Foss Bridge and adjoining the River Foss. Walmgate is a busy pedestrian thorough fare providing restricted one-way vehicular access between 8:00am and 6:00pm. Many restaurants and bars located nearby.

## [Link to Street View](#)

## Description

Striking corner property forming part of the ground, lower ground and part first floors of a multi-storey building. Glazed shop front either side of a recessed entrance.

The building comprised a former ironmongers and benefits from high ceilings. Fire escape to side and separate rear delivery access. No outside trading.

## Accommodation

Ground Floor: comprises 112 dining covers, arranged 64 covers front section and 48 covers to the rear raised area. Bar servery, disabled WC, stores, glass wash area, seated reception area.

Lower Ground Floor: Meeting / dining room accommodating up to 20 covers. Trade kitchen with mechanical extraction, prep kitchen, dry store, refuse store, beer cellar, staff changing and WC, ladies and gentlemen's customer toilets, manager's office and cleaner's store. Rear delivery access and emergency escape.

## Floor Areas (not measured and provided for indication purposes only)

Ground /upper ground	2,350 sq ft
Lower Ground Floor	<u>2,200 sq ft</u>
<b>TOTAL</b>	<b>4,550 sq ft</b>

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Tenure

Held leasehold for a term expiring 20<sup>th</sup> Aug 2036 at a passing rent of £70,000 per annum subject to review 13<sup>th</sup> November 2021 and every 5 years thereafter. The landlord has offered (subject to contract) to settle the rent at £80,000 per annum in exchange for widening the user clause to include pub / bar use.

Permitted use - Use Class A3 of the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005.

Service charge payable in respect of common parts.

## Premises Licence

Permitted to sell alcohol between the hours of:

Mon-Sat:	10am-Midnight
Sun:	11am-11:30pm

All alcohol in the restaurant area to be served to tables by waiting staff.



## Planning

From informal enquiry, it has been established the property is not Listed but lies within a conservation area.

## Rating Assessment

Listed as restaurant and premises with a Rateable Value of £53,500 wef April 2023.

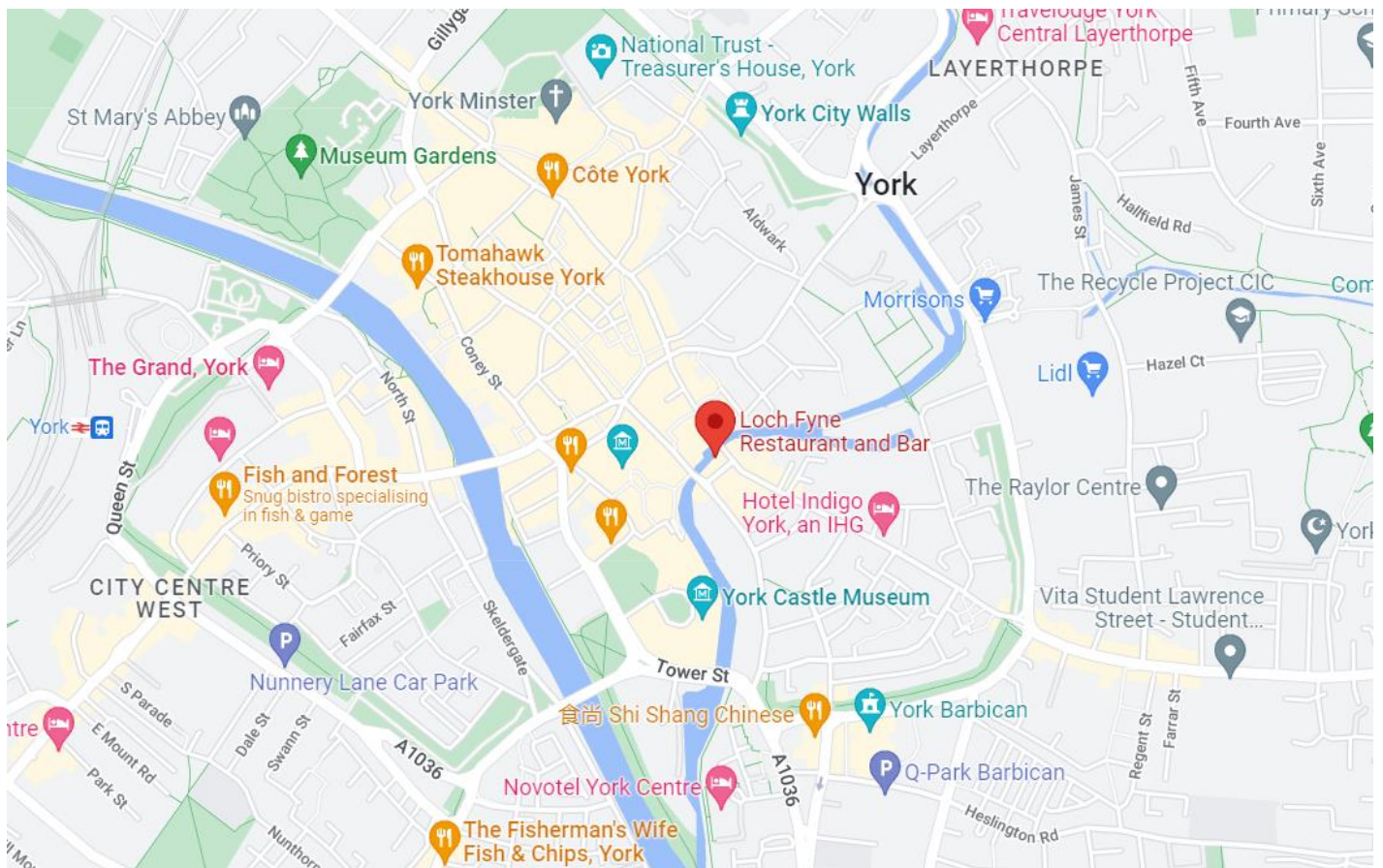
## Exclusions

Anything branded or unique to “Loch Fyne”, electronic tills and computers, leased equipment (if any), stock in trade and smallwares. The vendor is prepared to consider offers for the furniture and equipment.

## Viewings & Further Information

The restaurant is open and trading but staff are not aware of the property being marketed for sale and hence a discreet customer inspection is recommended. For further information please contact Richard on - Tel: 07850 642 808 or Email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

## Location Map



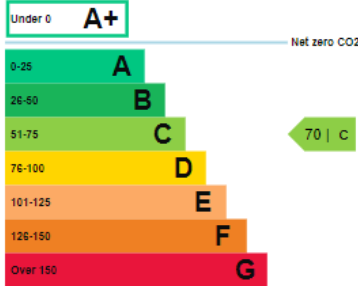
Source: Google Maps. Not to scale – Provided for indicative purposes only.

## EPC

Valid until July 2027.

### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Floor Plans

