

LEASEHOLD BAR FOR SALE YORK



FORMER BREWDOG, 130-134 MICKLEGATE, YORK, YO1 6JX

- Situated within the heart of York's historic centre
- Busy, high footfall location on well-established leisure circuit
- Ground floor lock-up with GIA of approximately 315 sq m (3,400 sq ft)
- Commercial kitchen fitted with extraction and pizza oven
- Licenced to sell alcohol from 10:00am until midnight everyday

LEASEHOLD ASSIGNMENT PREMIUM OFFERS INVITED SUBJECT TO CONTRACT

Sole Selling Agent
COUNL471

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Location

Situated in the heart of York's historic city centre, approximately 50 metres northwest of the Micklegate City Wall entrance. The unit occupies a prominent position on a busy and well-established leisure circuit, surrounded by a wide range of popular bars, pubs, and restaurants. York Railway Station is located around 250 metres to the northwest, while Ouse Bridge lies approximately 400 metres to the east.

A location plan is attached.

[Link to Street View](#)

Description

The premises is arranged over the ground floor only, with a total gross internal area of approximately 315 sq m (3,390 sq ft). The ground floor trading area provides 96 internal covers, plus 12 external covers to the front. The unit benefits from a commercial kitchen with extraction and a pizza oven, upland cold beer store, office and separate male and female customer WCs.

Total Gross Internal Area	315 sq m (3,960 sq ft)
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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.

Services

We are advised that the property is connected to all mains services.

Licensing

Permitted to sell alcohol from 10:00am until midnight everyday.

Planning

The property is Grade II listed and situated within the 'Micklegate Conservation Area'.

Rating Assessment

Listed as 'Public House and Premises' with a rateable value of £36,600.

Tenure

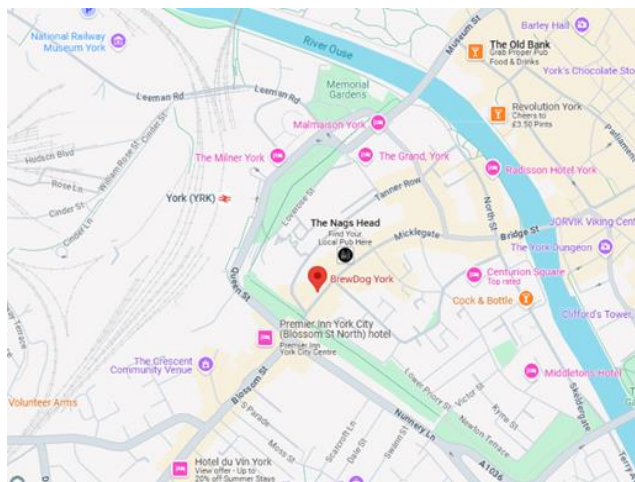
Lease expires 2nd August 2036 with a break clause in August 2026. Rent passing £30,000 per annum. The August 2021 rent review remains outstanding. Service charge of £1,048 paid in 2025. Subject to covenant strength and negotiation, the landlord may consider granting a new lease.

Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

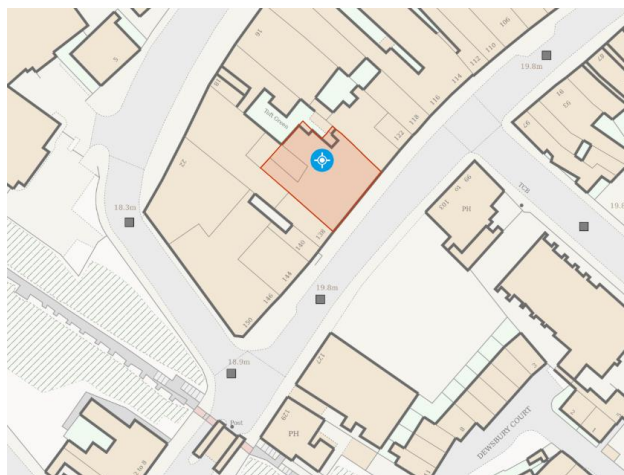
For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: panayiotis.themistocli@agg.uk.com or James Grimes on 07989 986388 / email: james.grimes@agg.uk.com

Location Plan - [Link to Location Map](#)



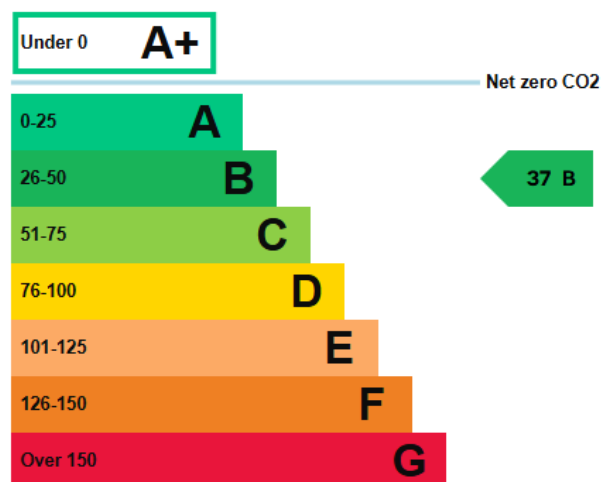
Google Maps. Not to scale - Provided for indicative purposes.

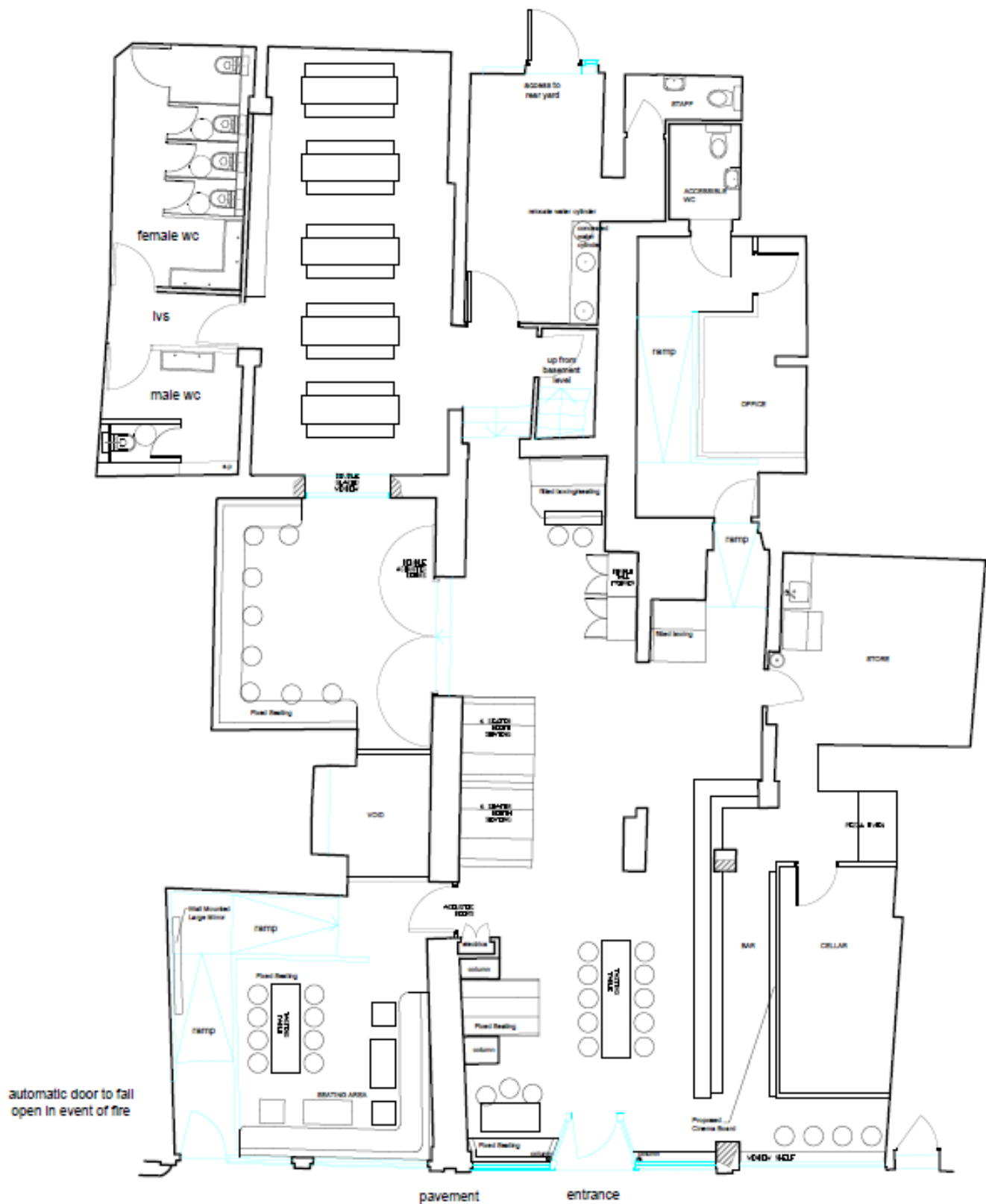
SITE PLAN



EPC

This property's energy rating is B.





Ground Floor

Not to scale - Provided for indicative purposes.

