

RESTAURANT UNIT TO LET

1-3 CLIFFORD STREET

York, YO1 9RG



Key Highlights

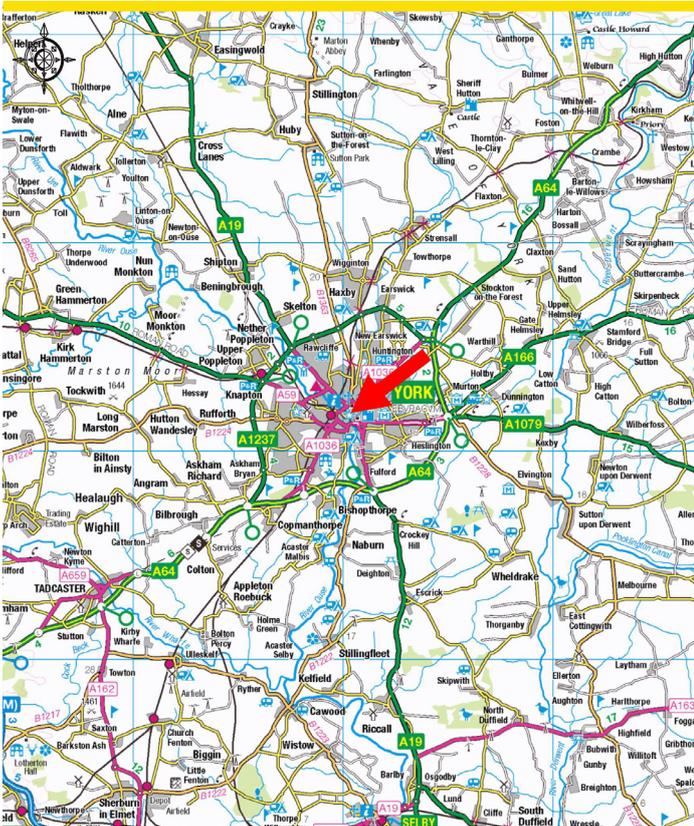
- New lease available
- Former Prezzo Restaurant unit to let
- Situated in close proximity to York City Centre
- 140 covers arranged over ground and first floors
- Nearby operators include Nando's, Yates and Pizza Hut
- GIA: 567 sq m (6,104 sq ft)
- Midnight premises license

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Location

The premises is located on a prominent corner plot at the crossroads between Coppergate, King Street, Castlegate and the busy Clifford Street (B1227), just 100 metres east of the River Ouse. The restaurant is situated fronting Clifford Street, opposite Subway.

York benefits from an extensive leisure offering including operators such as JD Wetherspoon, Greene King, Nando's, The Botanist, Pizza Express, Wagamama, McDonalds and Five Guys. Coppergate Shopping Centre is located just 50 metres to the east of the property and offers further food and drink options including Caffé Nero, Scoops and Café 21.

York train station is located 0.6 miles to the west of the property and provides extensive rail services which include Edinburgh, Bristol Temple Meads, Liverpool Lime Street, Leeds, Newcastle, Manchester Piccadilly and London Kings Cross.

Description

The property comprises a three storey detached building, above basement, with exposed brick elevations beneath a multi-pitched roof. The restaurant is arranged over basement, ground and first floors.

Accommodation

The ground floor comprises the main trading area with seating on loose tables, chairs and fixed booths for approximately 70 covers. To the rear is a disabled toilet and food preparation area.

The basement is accessed by an internal staircase to the rear and comprises customer toilets, trade kitchen, staff toilets, beer cellar and ancillary storage.

The first floor comprises an additional trade area with seating provided on loose tables and chairs for a further 70 covers. To the rear is a small food preparation area and two customer toilets.

The second floor comprises a staff room, office, meeting room, staff toilet and ancillary storage.

The premises has the following approximate gross internal areas:

AREA	SQ M	SQ FT
Basement	134	1,443
Ground	140	1,507
First	147	1,582
Second	146	1,572
TOTAL	567	6,104

Tenure

Rental offers are invited for a new lease.

Rateable Value

The subject property is entered in the 2017 Rating List with a Rateable Value of £76,500. The National Multiplier for England and Wales for 2020/21 is £0.512.

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Planning

The property is not listed but is situated within the York Central Historic Core Conservation Area.

The lease permits the use of the ground and basement property as a restaurant (Class E) and the first and second floors for residential purposes or for offices within Class E(g)(i).

Licensing

The property has been granted a Premises Licence in accordance with the Licencing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Saturday	10:00 - 00:00
Sunday	12:00 - 23:30

Contact

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Fixtures and Fittings

Fixtures and fittings may be available by way of separate negotiation.

EPC

An EPC is in the course of preparation.

VAT

All figures quoted are exclusive of VAT.

Viewings

All viewings must be arranged by prior appointment through the sole letting agent Savills.

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