

Lot 28

£152,553 per annum exclusive

The Graduate, 6-12 Lendal, York YO1 8AA

Freehold Long Let Bar/Restaurant Investment in Historic Tourist/University City Centre



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Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Lower Ground	Bar/Restaurant & Beer Cellar	290.10 sq m	(3,130 sq ft)	STONEGATE	25 years	£152,553	23/12/2021
Ground	Bar/Restaurant	316.00 sq m	(3,400 sq ft)	PUB COMPANY	from		and 5
First	Kitchen/Office	213.80 sq m	(2,300 sq ft)	LIMITED (1)	29/07/2005		yearly
Second	Staff Accommodation	Not Measured			until		thereafter
Third	Attic (not used)	Not Measured			28/07/2030		
					on a full repairing and insuring lease		
Totals		819.90 sq m	(8,830 sq ft)			£152,553	

(1) Stonegate Pub Company is the 4th largest managed pub company in the UK, operating 770 pubs across the country. Brands include Slug & Lettuce, Yates, Classic Inns and Walkabout. Stonegate is owned by investment funds managed by TDR Capital LLP (Source: www.tdrcapital.com).

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Key Details

- Entirely let to Stonegate Pub Company Limited
- Lease expires July 2030 (no breaks)
- Approximately 819.90 sq m (8,830 sq ft) plus two flats on the second floor
- Prominent city centre location
- Nearby occupiers include Betty's Tea Room, Pizza Express, Costa Coffee, McDonald's, ASK Italian, Carluccio's, Jaeger, Pandora and Crabtree & Evelyn

Location

Miles: 24 miles north-east of Leeds
57 miles north-east of Sheffield

Roads: A1 (M), A19, A59, A64

Rail: York Station (King's Cross – 1 hr 50 mins)

Air: Leeds Bradford Airport

Situation

York is an historic cathedral city with a population of about 200,000 and two established universities. The city serves as a popular tourist destination, with attractions such as York Minster, The National Railway Museum and the Jorvik Museum attracting many thousands of visitors every year. The property is prominently located in a conservation area on the south side of Lendal, a short walk from the River Ouse in the heart of the city centre, and benefits from being less than 100 metres from the Yorkshire Museum and the Museum Gardens. Lendal is effectively a continuation of Coney Street, the prime shopping street in York. Nearby occupiers include Betty's Tea Room, Pizza Express, Costa Coffee, McDonald's, Carluccio's, ASK Italian, Jaeger, Pandora and Crabtree & Evelyn.

Description

The property comprises two adjoining listed buildings which interconnect on all levels and are arranged on lower ground, ground and two upper floors on the main front elevation with two and three storey additions to the rear. The main bar and restaurant area are at ground floor level. There is also a recently renovated customer seating area, dining area, bar, lounge and customer WCs at lower ground floor. The first floor comprises a function room, ancillary and storage accommodation and management office. The second floor consists of staff living accommodation, whilst the third floor attic is not currently in use. The property has a rear paved courtyard garden offering external seating (70 covers) and a small enclosed staff car park accessed via a service road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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