

**Lot 25, 2 and 2a Lendal, York,
North Yorkshire YO1 8AA**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 25, 2 and 2a Lendal, York, North Yorkshire YO1 8AA

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Property Information

Freehold Restaurant Investment

- Substantial City Centre Grade II Listed Restaurant
- Tenants Include Zizzi Restaurants Limited until 2027 and D & F Rustique Limited t/a Nola Unti 2031 (subject to option)
- 2022 Break Option Not Exercised
- City Centre Location Close to York Museum Gardens and York Railway Station
- Total Approximate Floor Area of 580.76 sq m (6,248 sq ft)
- Neighbouring Occupiers Include Pizza Express, Costa Coffee and a Stonegate Pub

Lot
25

Auction
12/Jul/2022

Rent
£85,000 per Annum Exclusive

Status
Available

Sector
Restaurant

Auction Venue
Live Streamed Auction

Location

Miles 19 miles east of Harrogate, 24 miles north-east of Leeds, 55 miles north-east of Manchester

Roads A19, A59, A64, A1237, A1(M)

Rail York Railway Station

Air Leeds Bradford International Airport

Situation

York is an attractive and historic Cathedral City in North Yorkshire. York is a highly popular city attracting tourists from around the world with its famous minster and an eclectic mix of restaurants and medieval architecture. The property is prominently situated on the south side of Lendal, close to its junction with Museum Street (A1036) in the heart of the city centre. The locality benefits from a close proximity to York Museum Gardens, York Railway Station and York Cathedral. Neighbouring occupiers include Pizza Express, Costa Coffee, Stonegate Pub and several boutique hotels, restaurants and cafes.

Tenure

Freehold.

Description

The property, an attractive Grade II listed detached building comprises ground, lower ground and first floor accommodation. The property is tenanted by two separate restaurants, the larger of the two trading as Zizzi on the first, part ground and part lower ground floors. The other trading as Nola on part ground and lower ground.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 25, 2 and 2a Lendal, York, North Yorkshire YO1 8AA

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
2	Ground Lower Ground First	Restaurant Ancillary Restaurant/Office	166.26 37.14 205.03	(1,789) (399) (2,206)	ZIZZI RESTAURANTS LIMITED (CRN 10404211) (1)	23 years from 29/09/2004	£55,000	(28/09/2027)
2a	Ground Lower Ground	Restaurant Restaurant/Ancillary	56.90 115.40	(612) (1,242)	D & F RUSTIQUE LIMITED (CRN 06529501) (2) t/a Nola	10 years from 25/03/2021	£30,000	25/03/2026 (24/03/2031) (3)
Total Approximate Floor Area			580.76	(6,248)			£85,000	

(1) For the year ending 27/06/2021 Zizzi Restaurants Limited (CRN 10404211) reported a Turnover of £871,387,000, a Pre-Tax Profit of £2,987,000 and a Net Worth of £3,972,000. (NorthRow 31/05/2022). Zizzi was established in 1999 and operate from 132 locations across the UK and Ireland. (www.zizzi.com).

(2) D & F Rustique Limited (CRN 06529501) was incorporate in 2008. Nola is one of their new restaurants styled in 1920's art deco theme. (www.nolayork.com)

(3) The lease provides for a tenant option to determine the lease on 25/03/2026.

**Lot 25, 2 and 2a Lendal, York,
North Yorkshire YO1 8AA**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



**Lot 25, 2 and 2a Lendal, York,
North Yorkshire YO1 8AA**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



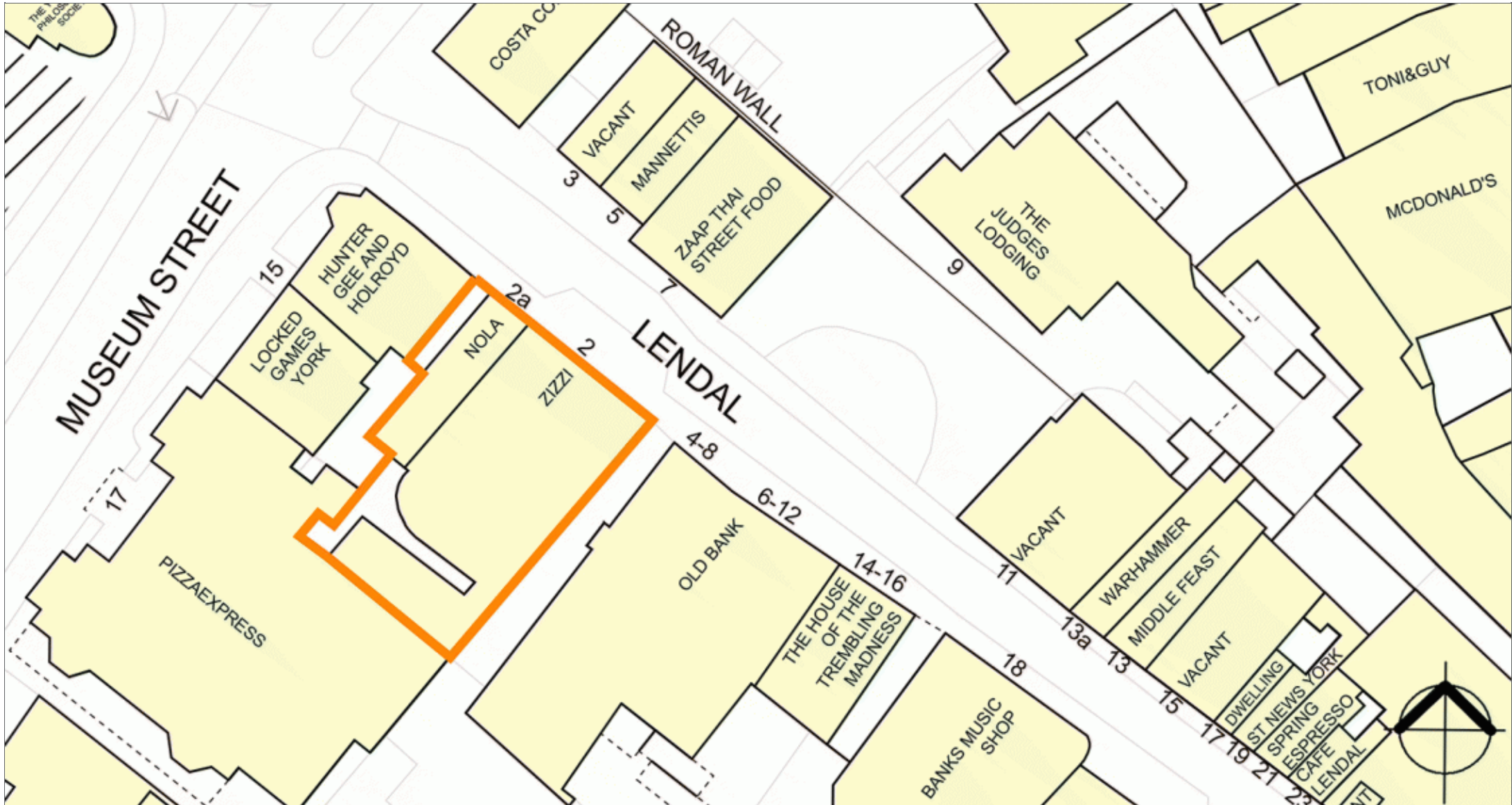
**Lot 25, 2 and 2a Lendal, York,
North Yorkshire YO1 8AA**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 25, 2 and 2a Lendal, York, North Yorkshire YO1 8AA

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 25, 2 and 2a Lendal, York, North Yorkshire YO1 8AA

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Knights Plc

The Brampton

Newcastle-under-Lyme

Staffordshire

ST5 0QW

Michael Hayward

01782 349522

michael.hayward@knightsplc.com

Associate Auctioneers

**Lowe & Elliott**

Windsor House, 5a King Street

Newcastle under Lyme

Staffordshire

ST5 1EH

Rob Elliott

01782 622 621

07795 351 200

robelliott@lowe-elliott.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020