



The Jubilee

Ref: 5455473

Balfour Street, York, YO26 4YU

To Rent: Nil Premium, Annual Rent: £18,000

Traditional Public House

Brand new IRI lease opportunity

Approximately 1 mile from York centre

Bar, restaurant, function room & kitchen

New fit out required throughout

Generous beer garden to the rear. Energy Rating E



Description

The sale of The Jubilee on a brand new 10 year leasehold basis. Under new freehold ownership, our client wishes to offer the ground floor premises and beer garden space to an experienced publican / restaurant operator. The pub is offered on an internal repairing insuring lease only, where the tenant will have internal liability for maintenance, decorations, repairs and insurance, not externally.

The prospective leaseholder is required to renovate the unit throughout, with an appropriate fitted bar area, trading customer space, offering dining areas, function space and a commercial kitchen to the rear. The beer garden rear space also needs maintaining and refreshing.



Location

The Jubilee Pub is located on a prominent corner plot on Balfour Street, near Holgate approximately one mile from the centre of the historic city of York. Situated in busy and well established residential area, the pub is also within easy walking distance of the River Ouse.

Internal Details

The premises includes a layout of two trading spaces with a previous bar serving area, a function or dining room, commercial kitchen room and customer toilets.

Fixtures & Fittings

The unit is empty, everything is included in current condition.



The Opportunity

The Jubilee's new IRI lease on offer is a great opportunity for an experienced local operator or multi site pub company to acquire this pub restaurant unit, treating required renovations and fit out as a blank canvas to invest throughout as desired. The pub can then be re-opened and trade can commence. Locally, residents are excited at the prospect of a re-opening as soon as possible, so new leasehold owners can take advantage of this, as well as York's high tourism trade throughout the year.

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Above the pub premises, the property is currently undergoing development on the upper floors. This space is being converted into residential apartments with parking made available to the side of the property. Subject to tenancy terms, a new pub leaseholder or staff may have the opportunity to rent an apartment above the pub.



Tenure

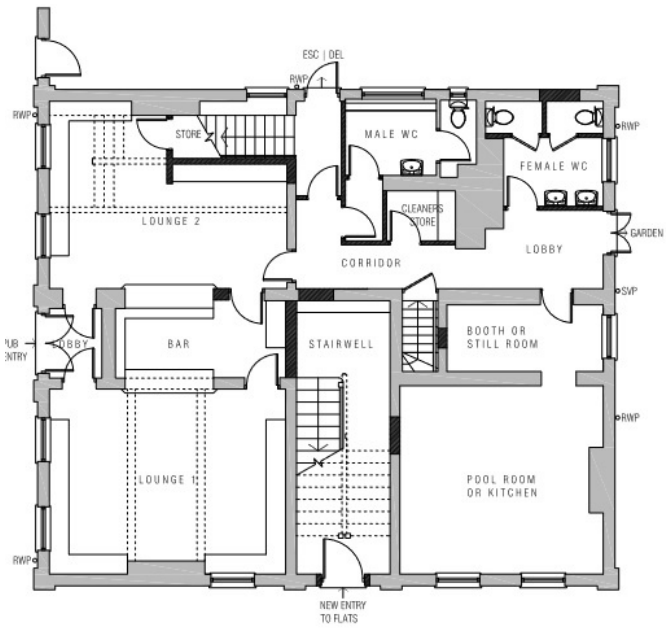
New IRI Leasehold - negotiable terms
10 year term
Rent of £18,000 per annum
3 year rent reviews
5 year break clause

Business Rates

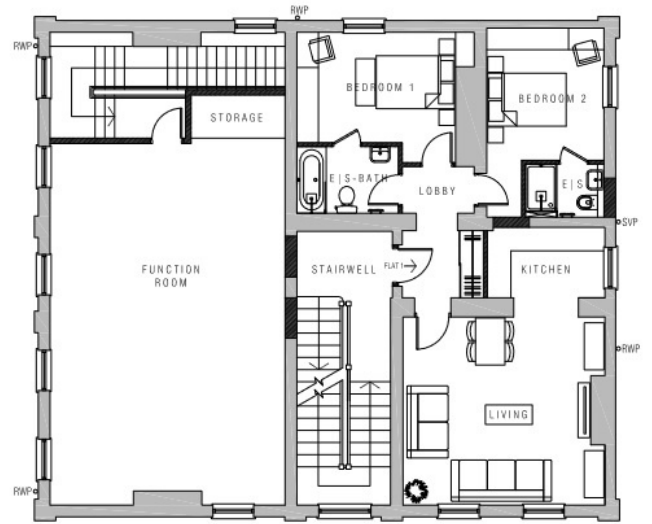
Confirmation of business rates payable should be obtained from the local authority.

Regulatory

Premises licence.



AS PROPOSED GROUND FLOOR PLAN



AS PROPOSED FIRST FLOOR PLAN

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Alex Rex

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189