

YORK

# riverside

LENDAL • YORK • YO1 8AA

TO LET

## RARE RIVERSIDE RESTAURANT OPPORTUNITY

- > 5,651 sq ft (525 sq m) over ground and riverside level
- > 1,464 sq ft (136 sq m) terrace space
- > 154 covers internally plus 56 covers externally



## Location

York is a historic city and major tourist destination located in the North of England, attracting approximately 9 million visitors a year.


The city's retail and leisure offer is set within a unique environment complemented by the York Minster, River Ouse and city walls as its backdrop.



\*Plan shown for identification purposes only

## Situation

York Riverside provides a unique riverside restaurant opportunity in the heart of York city centre in close proximity to the infamous St Helens Square, home to some of the city's leading leisure occupiers including The Ivy and Bettys.

		
Leeds	49mins	25mins
Manchester	1hr 47min	1hr 18min
London	4hr 19min	1hr 52min



**9 million** tourists  
per annum



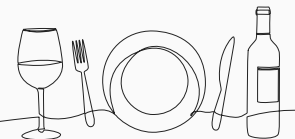
**57%** AB and C1  
demographic



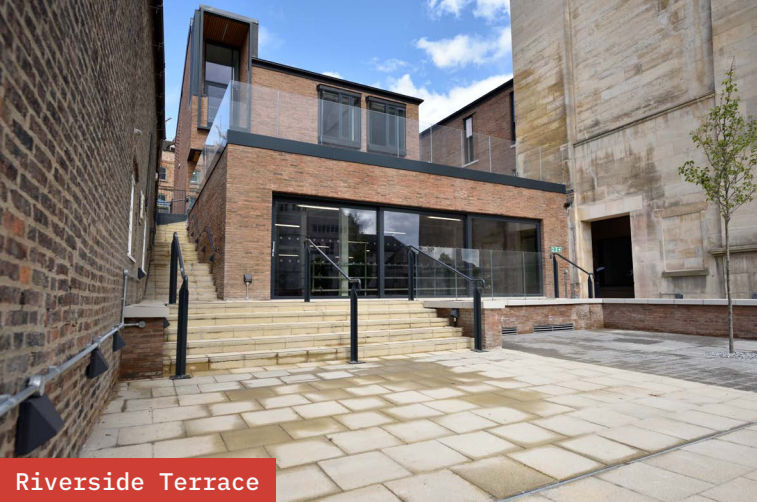
**5.9 million** catchment  
population



**21,000**  
students







Riverside Terrace



Ground Floor Terrace



## Description

The subject property extends over ground and riverside level with terraces at both levels. The property is currently finished to shell specification and benefits from capped off services, fully glazed frontage overlooking the River Ouse and extract path ready for tenant fitout.

## Size

The property provides the following approximate gross internal areas:

Internal Property		
Ground	129 sq m	1,389 sq ft
Riverside	396 sq m	4,263 sq ft
Total	525 sq m	5,651 sq ft

Terraces		
Ground	118 sq m	1,270 sq ft
Riverside	18 sq m	194 sq ft
Total	136 sq m	1,464 sq ft

## Access

The new build property is accessed via a private snickleway from Lendal, for which the landlord has rights over.

## Utilities

Water - Peak flow rate of 2.1l/s, 7.5m<sup>3</sup>/hr daily water demand

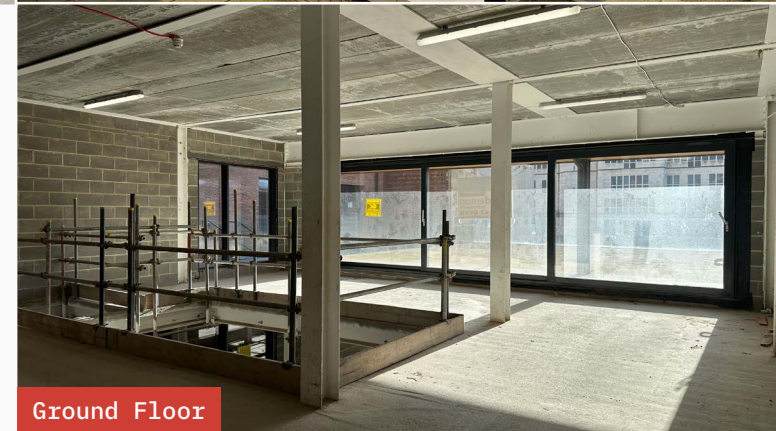
Gas - 200kW

Electric - 120kVA

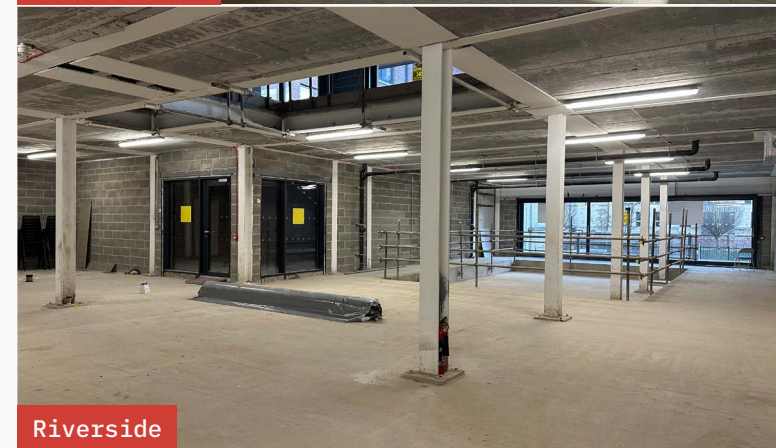
## Covers

We estimate that subject to configuration the property could provide the following covers:

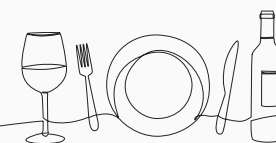
Ground floor	42
Riverside	112
External	56
Total	210



Ground Floor



Riverside







**THE PROPERTY**

1. The Star Inn The City (Andrew Pern)
2. Pizza Express
3. Zizzi
4. Zaap Thai
5. Ask Italian
6. The Judge's Lodgings (Thwaites)
7. House of the Trembling Madness
8. Under offer to Giggling Squid
9. St Helen's Square
10. Harkers
11. Miller & Carter
12. Tomahawk
13. Betty's
14. The Ivy
15. Rosa's Thai
16. Bill's
17. Revolution
18. City Screen cinema
19. Slug and Lettuce
20. Pitcher & Piano





## The Opportunity

### Rent

We are quoting a rent of £140,000 per annum exclusive.

### Lease terms

The property is available on a new effective full repairing and insuring lease for a term to be agreed.

### Incentives

An initial rent free period is available to assist with fitting the property out.

### Business Rates

The property is yet to be assessed for business rates. Any incoming tenant will be liable for business rates once in occupation.

### EPC

Awaiting assessment

### VAT

If applicable, VAT will be charged at the standard rate.

### Planning

The property has planning permission granted for use as a restaurant. Further information is available upon request or via the council planning portal ref 16/01971/FULM.

### Licensing

Any incoming tenant is responsible for acquiring a suitable alcohol licence. For the avoidance of doubt planning is granted for a food led restaurant and not a bar.

## All enquiries

Interested parties should liaise with sole agents:

**colenso**<sup>tm</sup>

**James Ratcliffe**

M 07889 256 010

T 01904 682800

[jr@colensoproperty.com](mailto:jr@colensoproperty.com)



**David Thompson**

M 07747 008462

T 0113 207 1299

[davidt@reesdenton.com](mailto:davidt@reesdenton.com)

