

To Let

Upon instruction of a private client

**LANDWOOD
GROUP**



TO LET – 18 Bridge Street, York, YO1 6DA

Restaurant To Let

- Ground floor and basement accommodation
- Total Gross Internal Area of 6,289 Sq. Ft.
- Prominent position within the centre of York
- Former Piccolino with a premises licence for supply of alcohol

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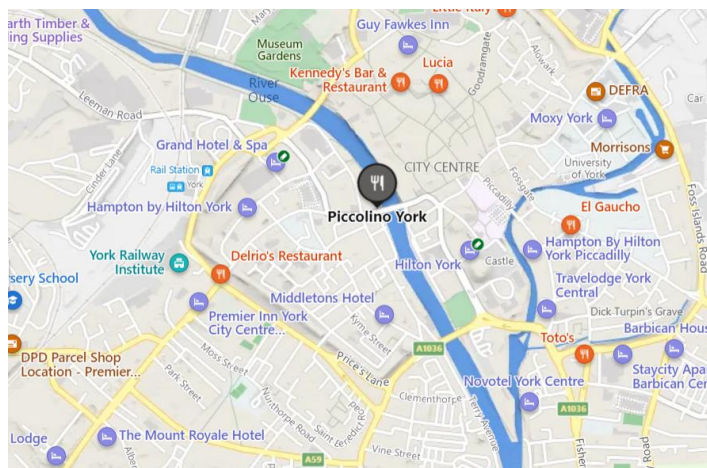
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Date Particulars – August 2022

Location

The property is positioned on Bridge Street in the centre of York. The building is found on the river Ouse, just a nine-minute walk from York Railway Station.



Description

The premises offer a superb opportunity to rent ground floor and basement accommodation, within a well-established and popular location.

The property was formerly occupied by Piccolino, who hold a premises licence for the supply of alcohol during the hours of 10:00-00:00 Monday-Sunday.

The premises are well-presented and finished to a high standard for the former restaurant use. Viewing is highly recommended.

Accommodation

In accordance with the IPMS- Offices and RICS Code of Measuring Practice, Sixth Edition. We calculate the gross internal area to be as follows: -

Ground	4,524 sq. ft.
Basement	1,765 sq. ft.
Total:	6,289 sq. ft.

Rates

We understand through website enquiries that the property has a rateable value of £74,500.

VAT

The rental figure quoted is exclusive of VAT which is applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Tenure

The premises are available as a whole by way of effective full repairing and insuring lease, for a term to be agreed.

Rent

£165,000 per annum.

The rent is exclusive of service charge, VAT, utilities, and business rates.

Service Charge

Available on request.

EPC

Available on request.

Viewings

Strictly by appointment.

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