

TO LET

BISTRO 66

16A YORK STREET, DUNNINGTON, YORK, YO19 5PN

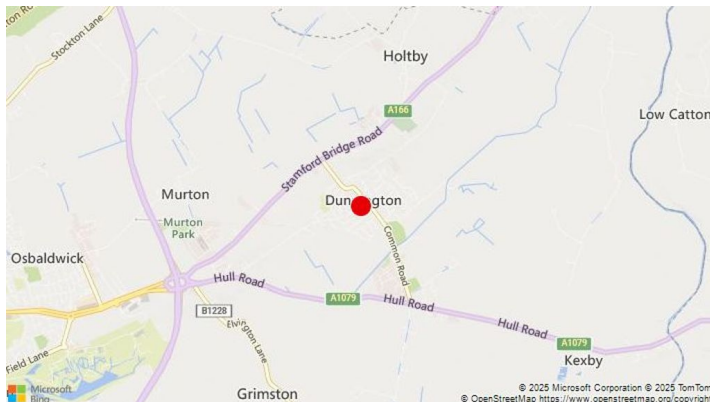


Restaurant

Rent - £11,500 per annum

Property Features

- Self-contained ground floor unit
- High street position in densely populated village
- Fitted to good standard
- Pavement license for outside seating
- Vacant possession upon completion



Enquiries

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Location

The subject property is located on the main high street of the densely populated village of Dunnington, which is approximately 5 miles from the City of York. Regular bus services connect the village to the city centre and lies close to the main A166 and A1079 roads.

Description

A ground floor lock up unit, which forms part of a 2-storey detached brick-built property with some unrelated accommodation on the first floor. There is a single parking space to the rear and a pavement license has been granted in the past for outside seating to the front.

Accommodation

Accessed from the front, the door leads directly into the main trading space. This is currently fitted in a modern contemporary style, that lends itself to multiple catering uses. There is laminate flooring which is laid out for 24 covers at chairs set at loose tables. To the rear is a good-sized bar server with the usual backbar fittings.

Ancillary accommodation at this level includes a single unisex customer toilet, fully fitted catering kitchen with extraction and a service corridor.

Externally, there is a service exit out of the kitchen to a small area for storing bins, a small outside storage shed, single parking space to the rear and as mentioned, a pavement license has been granted in the past for outside seating to the front.

Services

The café is connected to mains electricity, gas, water and drainage. Interested parties are advised to make their own independent enquiries.

Trade and Business

Our client has owned the property for over 10 years and always had it let out during that time. The first floor is let to a separate party and currently utilised for Air BnB accommodation. The ground floor traded successfully as deli/café for an extended period of time. It was subsequently traded as a bistro but has now become free again and our client is looking for a new occupier.

The unit lends itself well to café and deli and has a captive audience from the village. It has two further benefits of a license to serve alcohol and a fully equipped catering kitchen. This would allow an occupier to open later for early evening drinks and with the catering kitchen be able to offer a full-food menu throughout the day and into the evening. It has subsequently been traded as a bistro, but the current tenant is leaving on health grounds, so the unit will be available with vacant possession.

Fixtures and Fittings

These remain in situ; however, they are the property of the previous tenant. They have indicated that they are more than happy to sell these to any new incoming tenant. This would include the kitchen equipment.

Terms

We are offering the unit to let on a 5-year lease and seeking a rent of £11,500.

Local Authority

York

Business Rates

RATEABLE VALUE	RATES PAYABLE
£4,500	

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

