

# TO LET

**VICTORIA VAULTS**  
47-49 NUNNERY LANE, YORK, YO23 1AB

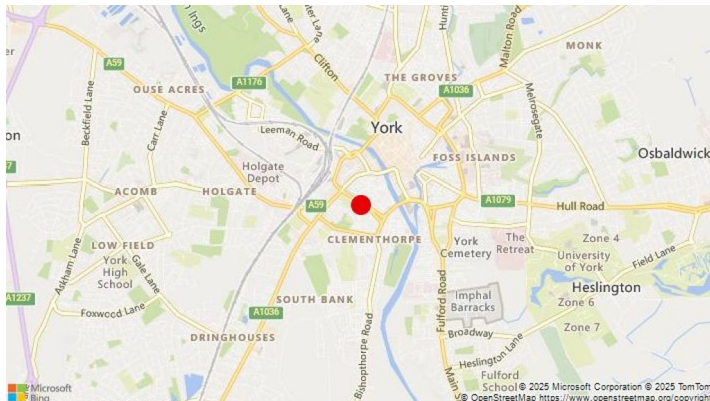
**BARRY  
CRUX** 

## Public House

Rent - £25,000 per annum

### Property Features

- Ground Floor Lock Up Public House
- Long established York public house
- Superb location close to the city center and walls
- Within easy walking distance of Bishopthorpe Road
- Outside spaces to the rear



**Enquiries**

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## Location

The property is located on Nunnery Lane, which sits directly outside the York city walls. It is in an area of densely populated residential properties and within easy walking distance of Bishopthorpe Road, the River Ouse and main retail areas. York is one of the UK's most visited tourist locations with a resident population of over 100,000 and a large student population.

## Description

The property offered comprises of the ground floor of this two-story end of terrace brick-built property under a pitched roof. To the rear is a small-enclosed yard. Also incorporated is a large cellar space.

## Accommodation

Accessed from the front, there is an open-plan trading space, previously used as a music venue. It features a single bar, tiled dance floor, mixed wood and carpet flooring, and a stage area, with all loose fixtures and fittings removed. Ancillary areas include a beer cellar and customer toilets. To the rear is a yard suitable for outside seating and bin storage.

## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Trade and Business

Victoria Vaults is a long-established public house, which is currently closed. For most of its past it has been a wet-led business but in more recent times it has concentrated on live music. Our clients purchased the property as an investment. They have refurbished the upper floors into a self-contained three-bedroom flat for lease. They are looking to let the ground floor out separately.

It is ideal for public house use, but our client is happy to consider applications for café/coffee shop use. Other uses may also be considered, but a change of use may be required.

## Licences

There is currently a premises license in place which permits the sale of alcohol for consumption on and off the premises. Seriously interested parties should make their own enquiries with the local licensing department. The current licence opening hours are Mon-Thurs 11:00 - 00:30, Fri - Sat 11:00 - 01:30, Sun 12:00-23:30.

## Terms

The ground floor of the property is available to let by way of a new lease of up to 10 years. Shorter terms will be considered. Our client is seeking a rent in the region of £25,000 a year and the property will be let on an internal repair and insuring lease. Any tenant will be expected to either log a rental bond equivalent to 3-months' rent or provide a personal guarantee.

## Business Rates

RATEABLE VALUE

RATES PAYABLE

£2,300

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

## Value Added Tax

Vat may be chargeable on the rent and if appropriate this will be at the prevailing rate.

## Costs

Each party to be responsible for their own legal fees.

## EPC Rating

The property's energy rating is C62

