

# FOR SALE / TO LET

## MICKLEGATE/TOFT GREEN

(FORMER BRIGANTES AND YORK BREWERY SITE), 114-116  
MICKLEGATE AND TOFT GREEN, YORK, YO1 6JT



## Commercial Investment

Price - £2,500,000 (Offers invited)

### Property Features

- Large city centre site with excellent frontage to Micklegate and separate access from Toft Green
- Potential redevelopment for various uses (subject to planning consent)
- Micklegate frontage established use as licensed premises with catering offering. Offices above.
- Former Brewery buildings of industrial nature with rear loading and access from the street. Former Brewery Tap



Enquiries

**Andrew Spencer**  
DDI 01904 659990  
andrew@barrycrux.co.uk

## Location

The property is easily found on Micklegate. Passing through Micklegate Bar the property is on the left-hand side less than 100 yards. Toft Green is accessed from Micklegate, immediately after Micklegate Bar, turn left following the road around on the property is less than 100 yards on the right.

## Description

The substantial three story storey brick façade with glazed display windows and entrance doors to Micklegate. Sizeable basement. Access to rear yard. Toft Green frontage - two storey façade with the delivery entrance to street extending to rear with single storey storage space plus in a two storey section with former lounge bar. Rear yard area with outbuildings.

## Accommodation

Micklegate Frontage - Lounge bar with two entrances from the street . Approximately 221.91 sq.m (2,389 sq.ft) overall. Ladies, gents and disabled persons toilets. Rear catering kitchen and preparation room. Basement - access from ground floor servery to storage area and beer cellar. Beer drop to front.

First and second floors: partly previously used as private dining room and office to the ground floor bar. Remainder of the building comprises previous offices. Approximately 104 sq.m

Toft Green -former Brewery  
Ground floor-delivery bay; former brewhouse; general storage areas. First floor-former laboratory, Office, and Store, viewing gallery to former brewhouse. Former Brewery tap - set out as bar area and lounge with toilets.

Outside - there is an enclosed yard between the Micklegate building and the former Brewery. This is used for gaining access to the ground floor storage areas , for deliveries to the former bar and restaurant. Additionally, various outbuildings used for general 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.

## Fixtures and Fittings

There are no fixtures and fittings of any consequence included in the sale.

## Licences

The Micklegate property has previously operated with a Premises License permitting the sale of alcohol for consumption on and off the premises.

Those seriously interested in an acquisition and prospectively using the premises for licensed purposes should make their own enquiries directly to the local Authority.

## Terms

The property is offered on a freehold basis

Viewing strictly appointment with the selling agents

## Local Authority

York

## Business Rates

RATEABLE VALUE                      RATES PAYABLE

£53,000	£19,371.50
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The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Value Added Tax

VAT may be charged at the prevailing rate.

## Costs

Each party is to be responsible for their own legal costs in the matter.

