

TO LET

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

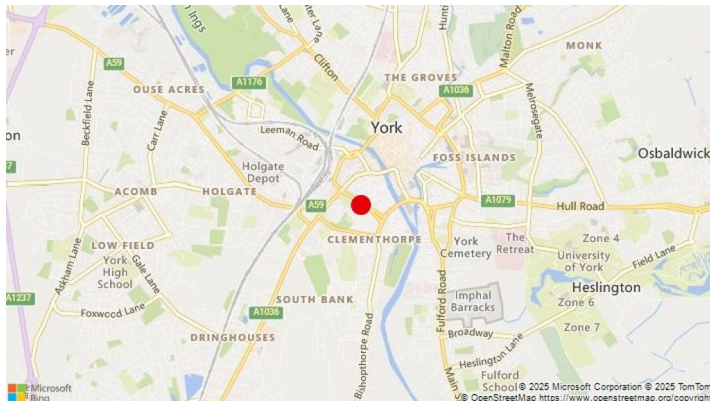
**BARRY
CRUX** 

Public House

Rent - £28,000 per annum

Property Features

- Long established York public house
- Prominent position close to York city centre and the city walls
- Within easy walking distance of Bishopthorpe Road
- Self-contained three-bedroom flat above
- 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

Victoria Vaults comprises a substantial two-storey, end-of-terrace brick-built property beneath a pitched roof, providing a traditional public house at ground-floor level together with a self-contained three-bedroom residential flat above.

The ground-floor commercial accommodation includes an open-plan trading area, bar, stage area, customer WC facilities and a substantial cellar. To the rear is an enclosed yard suitable for outside seating and bin storage.

Accommodation

Accessed directly from Nunnery Lane, the ground floor comprises an open-plan trading area previously used as a public house and live music venue, together with bar, stage area, customer toilets and a substantial beer cellar.

The main public areas are currently in shell condition, with loose fixtures and fittings having been removed. A substantial fit-out will therefore be required by an incoming tenant to reinstate and equip the premises for trading.

Ancillary areas include a beer cellar and customer toilets. To the rear is a yard suitable for outside seating and bin storage.

The upper floors provide a refurbished self-contained three-bedroom flat, offering convenient residential accommodation above the commercial premises.

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.

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 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 £28,000 a year and the property will be let on a full 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

£6,000

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

