

# FOR SALE

112 MICKLEGATE  
YORK, YO1 6JX

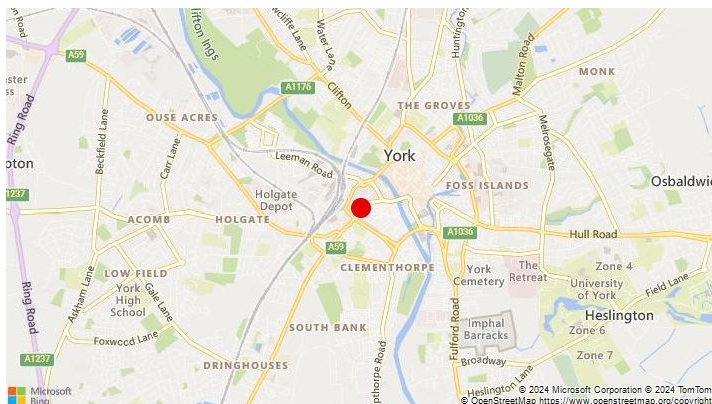
**BARRY  
CRUX** & COMPANY  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £450,000 Offers in the region of

Commercial Investment  
0 sq.ft. (0 sq.m.)

## Property Features

- Popular independent food and drink location
- Low base rent
- Index linked rent reviews
- 7 years unexpired term
- No VAT
- Guaranteed rental uplift 2026



Enquiries

Barry Crux & Company  
01904 659990  
admin@barrycrux.co.uk

## Location

The property is located on Micklegate, which forms an important route into the City Centre. The street has reinvented itself over recent years, with the help of local traders, and is now a leading location for food and drink venues. Micklegate is also home to numerous other independent retailers including hair and beauty salons, estate agents and others.

## Description

The property provides a ground floor restaurant/kitchen with dining to the rear, along with additional basement seating and storage. The entire property was comprehensively refurbished in 2016, including the residential accommodation on the first and second floors.  
Ground Floor: Front Sales Area: Display window, recessed entrance door, exposed timber beams.  
Restaurant/Cafe Area: Set out for around 25 covers.  
Kitchen  
Toilets  
Basement: Internal stairs from sales area to further kitchen and seating.

Viewing: Strictly by appointment with the joint agents:

Wetherby Property Management  
The Nidd Suite, Brunswick Court  
Victoria Street, Wetherby  
LS22 6RE  
Tel: 01937 534662

Barry Crux & Co.  
20 Castlegate  
York  
YO1 9RP  
Tel: 01904 659990

## Service Charge

There is no service charge implemented on this property.

## 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.

## EPC Rating

An Energy Performance Certificate has been produced with a rating of 96 which is in Band D.



## Tenancy Information

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.

## Price

The property offered for sale is for the freehold of the ground floor and basement only. The permitted use is that of a retail shop or restaurant.

Offers in the region of £450,000 are being sought for the freehold interest in the property. A purchase at this level will provide the Purchaser with a gross initial yield of 5.5% rising to 7.33% in August 2026.

The ground and basement floors, along with the rear courtyard, are let to Hillvale Associates Limited for a term of 15 years from 27th August 2016, at a commercial rent of £25,000. The lease expires on 26th August 2031.

The lease is formally guaranteed by Hugo Hildyard. Due to the pandemic, the Landlord chose not to implement the August 2021 CPI linked rent review. Based on current index levels, the rental will increase to over £33,000 at the August 2026 rent review.

