

# TO LET

## FORMER BRIGANTES

114-116 MICKLEGATE, YORK, YO1 6JX

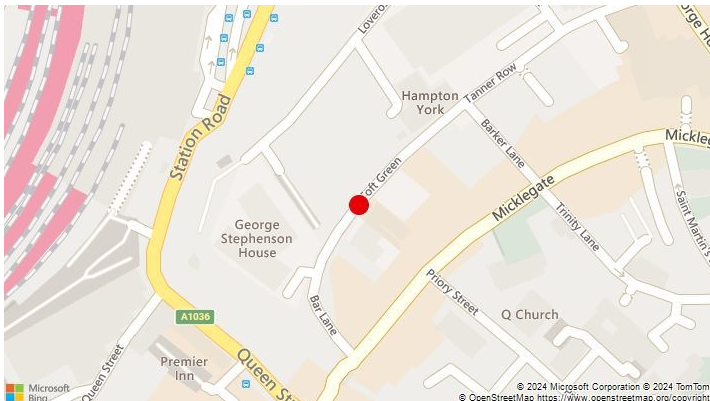
BARRY  
CRUX 

## Public House

Rent - £70,000 per annum

### Property Features

- Licensed Premises/Restaurant Opportunity. Formerly Trading As Brigantes
- Situated on Micklegate, an increasingly popular independent food & drink destination
- Within close proximity to York railway station, bar walls and numerous hotels
- Net Internal Area Circa: 221.91 Sq.M (2,389 Sq.Ft) Over Ground and Basement



Enquiries

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## Location

The property is located on Micklegate, which forms an important route into the city. The street has re-invented itself over recent years with the help of local traders and is now a popular destination for food and drink lovers, having a variety of high-quality food and drink establishments. The street also has a range of independent retailers, hairdressers/beauty salons and estate agents amongst others.

## Description

The subject property provides a ground floor and basement leisure/licensed unit which had been operated as "Brigantes" for the last 17 years or so, it is currently closed.

The unit benefits from a wide double frontage, being formerly two separate units and provides an easily worked open plan trading area with bar servery. To the rear of the trading area are well fitted-out toilets, in addition to a commercial kitchen and food preparation area.

The unit also benefits from a basement cellar with beer drop from Micklegate.

## Accommodation

Ground Floor; Bar, Trading Area, Kitchen, Store and Customer Toilets, Basement; Beer Cellar

## 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.

## Licences

There is currently a premises licence in place which permits the sale of alcohol for consumption on and off the premises between the hours of 10:00 and 00:00, 7 days a week. Seriously interested parties should make their own enquiries with the local licencing department.

## Terms

The property is available to let by way of an effective full repairing and insuring lease for a minimum term of ten years at a rent to be agreed. The tenant will be required to pay the rent quarterly in advance and pay a deposit equivalent to three months rent to the landlord.

There are an additional two upper floors at 114/116 Micklegate, which could be leased in addition to the ground floor unit, for letting bedrooms or the like, subject to the necessary consents. Proposals in this regard would be welcomed.

## Local Authority

York

## Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£41,000

£20,459

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 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

This property's current energy rating is B/44

