

# FOR SALE

## 31-33 GOODRAMGATE

YORK, YO1 7LS

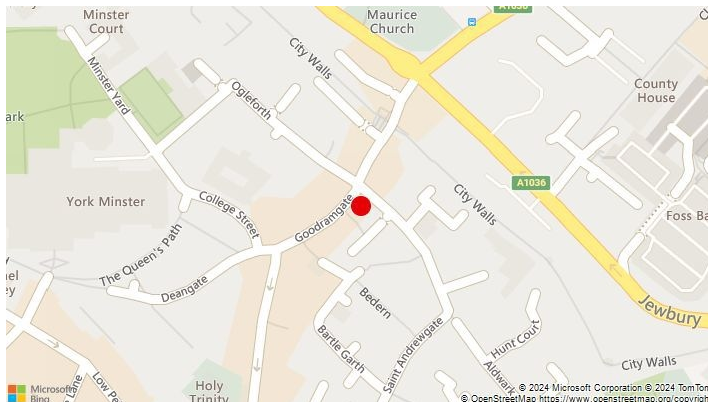
BARRY  
CRUX 

## Mixed Use Investment

Price - £1,500,000 (Offers in Excess of)  
Business/Development Property Opportunity

### Property Features

- Unique location with views across College Square to York Minster, Goodramgate has heavy footfall throughout the year
- Period timber framed property with numerous original features
- Potential to extend trading to upper floors, subject to consent
- Possibility to trade as restaurant, subject to consent
- Currently trading as a bar to ground floor



Enquiries

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



## Location

From Kings Square at the junction of Church Street with Low Petergate, head along Goodramgate. The property is found on the right hand side after around 250 yards. From Monkgate pass through there into Goodramgate and the property is on the left hand side after about 100 yards.

## Description

The property comprises two separate buildings, integrated as one. They are of three-storey brick construction under pitched roofs. The building is capable of sub-division to create 2 separate ground floor shop units with upper floors dedicated to residential or holiday lets, all subject to consents.

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

### Ground Floor

Left Hand Entrance: Door into:

Bar Area: 5.26m x 7.08m; Exposed ceiling beams; Exposed brickwork to part; 2 sections of fixed seating plus loose seating; Wood effect flooring; Electric screen heater to entrance door; Exposed brickwork to part;

Bar Servery: Stained and polished oak counter, panelled beneath; Glass washer point; Stainless steel sink;

Central Entrance: Door to Hall Area, access into Bar Area and Lounge 3.2m x 6.79m overall; Exposed ceiling beams and wall beams; Corner fireplace; Laminate wood boarded effect floor; Electric screen heater; section of fixed seating and loose seating;

Rear Hall: with exit door to rear yard; Stairs to:

### First Floor

Right Landing: Door to left landing; Stairs to Second Floor; Door to Ladies: 4.16m x 2.62m; 2 Toilets, each with w.c. and wash hand basin;

Room One: 3.16m x 4.28m; Period cast iron fireplace to corner; Accessed from Store Two but can have door from Right Landing reinstated;

Left Landing: Stairs to Second Floor left and:

Room Two: 3.17m x 2.98m; Period fireplace to front left;

Room Three: 3.43m x 2.52m plus alcove; Period fireplace with painted timber surround; Exposed wall beams

Room Four: 2.47m x 4.09m plus alcove; Exposed ceiling beams and exposed wall beams to part; Yorkshire sliding sash window;

### Second Floor

Room Five: 3.2m x 4.13m; Cast iron Yorkshire range to corner; Door to:

Room Six: 2.74m x 3.06m into alcove; High level window and velux light

Room Seven: 3.21m x 3.96m; Door to:

Room Eight: 3.34m x 2.34m; Door to left hand stairs and:

Room Nine: 4.26m x 2.54m; Purlin; Low level window;

Outside: Rear Yard with Gents Toilet comprising Urinal, Wash hand basin and W.C.



## 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

The property is offered for sale either with or without the benefit of the ground floor trading operation. This is being run on a variable basis to suit the owners' lifestyle. Having in the past traded seven days per week, it now operates simply on Fridays and Saturdays in the evenings only.

## Fixtures and Fittings

The Ground Floor is currently fitted out for use as a Licensed Bar operation. All of these items are free of any lease purchase, hire purchase, rental or similar agreements. They can be included within a sale if required.

## Licences

The property benefits from a Premises Licence granted by the Council under Reference CYC011876. This permits the sale of alcohol between 8 a.m. and 00.30 a.m. the following morning. There is also permission for live and recorded music, dancing, facilities for dancing and making music with permitted hours between 8 a.m. and 1 a.m. the following morning, every day. Seriously interested parties should however make their own enquiries directly of the Local Authority Licensing Department.

## Terms

The property is freehold.

## Business Rates - 2024/25

RATEABLE VALUE	RATES PAYABLE
£17,500	£8,732.50

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.

## EPC Rating

An EPC has been commissioned and will be available in due course.



01904 659990

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