

# City Centre Restaurant / Shop Unit With Class A3 Consent\*

12 George Hudson Street, York YO1 6LP

For Sale / To Let on New Lease

**Howard  
Jenkins**



- Part of a new high quality student development in Grade II Listed Building
- Prominent frontage to busy thoroughfare within York's historic City Walls
- GIA 2,000 ft<sup>2</sup> (185.8 m<sup>2</sup>) approx
- Well-established leisure focus & popular restaurant location
- Major office occupiers & hotels nearby with excellent transport facilities
- Central shopping area & visitor attractions within 10-15 minutes' walk
- Planning permission granted for Class A3 use\*



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**RICS**

01904 707000  
[www.howardjenkins.co.uk](http://www.howardjenkins.co.uk)

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### Location

The unit is well-located with convenient access to the main shopping area, railway station and visitor attractions including the National Railway Museum and York Minster. The Tanner Row multi-storey car park is directly opposite, and buses serving Park & Ride sites, the City centre & surrounding areas are available close by in Rougier Street.

This is a busy commercial/residential area within the heart of the City centre with a number of major employers nearby including Aviva, English Heritage, Northern Rail, Network Rail and The City of York Council.

In particular, there is a well-established and thriving leisure focus with a wide selection of popular pubs, bars and restaurants serving both a lunch-time and evening clientele, popular with both residents and visitors alike.

Hotels nearby include the Queens Hotel, Middletons Hotel, The Grand Hotel & Spa, Hampton by Hilton, Park Inn by Radisson and Travelodge.

### Description

This is a newly-formed retail unit which is ready for the incoming tenant to fit-out.

### Rathmell Hall : Student Accommodation

The upper floors have been refurbished and are now occupied as high quality student accommodation, arranged as 63 self-contained studios; associated facilities include a cycle store, manager's office, communal lounge, gym and laundry.

### Gross Internal Floor Area

Ground Floor 2,000 ft<sup>2</sup> (185.8 m<sup>2</sup>) approx.

[All floor areas & dimensions should be checked by interested parties by measurement on site].

### Services

Our clients advise that gas, electricity & water are connected; drainage to be connected.

### Rating Assessment

As a newly-formed retail unit, the Rateable Value of the premises will have to be assessed by the Valuation Office Agency (VOA).



### Town Planning\*

Planning permission (Ref: 16/01906FUL) and Listed Building Consent has been granted for Class A3 (café & restaurant) use, subject to conditions; a copy is available on request.

### Occupational Lease

The premises are available to let on a new full repairing and insuring lease for a term to be agreed, incorporating periodic "upward only" rent reviews.

Rental: £40,000 pa exclusive of business rates, service charge and VAT.

### Long Leasehold Sale

Alternatively, the unit is available for sale by way of a new long leasehold interest to be granted for a term of 250 years at a fixed peppercorn ground rent, plus appropriate service charge contributions. In a sale, the unit will be allocated one car parking space.

Guide Price: £450,000.

### VAT & Legal Costs

We are informed by our clients that the premises are registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs in the transaction.

### Energy Performance Certificate (EPC) & Asbestos Report

As a Grade II Listed Building, it is understood that an EPC is not required. An Asbestos Report will be available for inspection upon request.

### Further Information & Viewing

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Date: February 2019

Subject to Contract



### Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice.

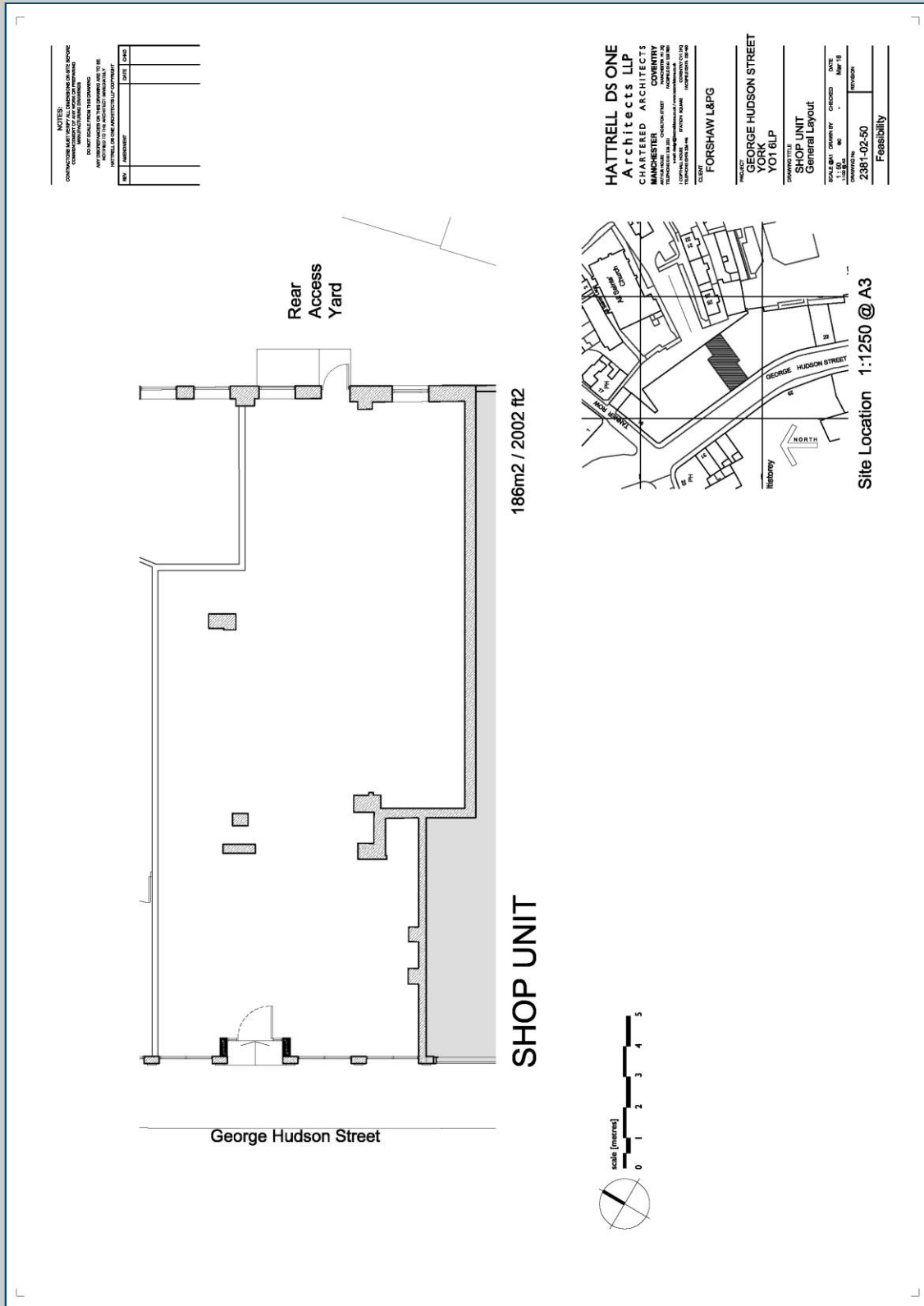


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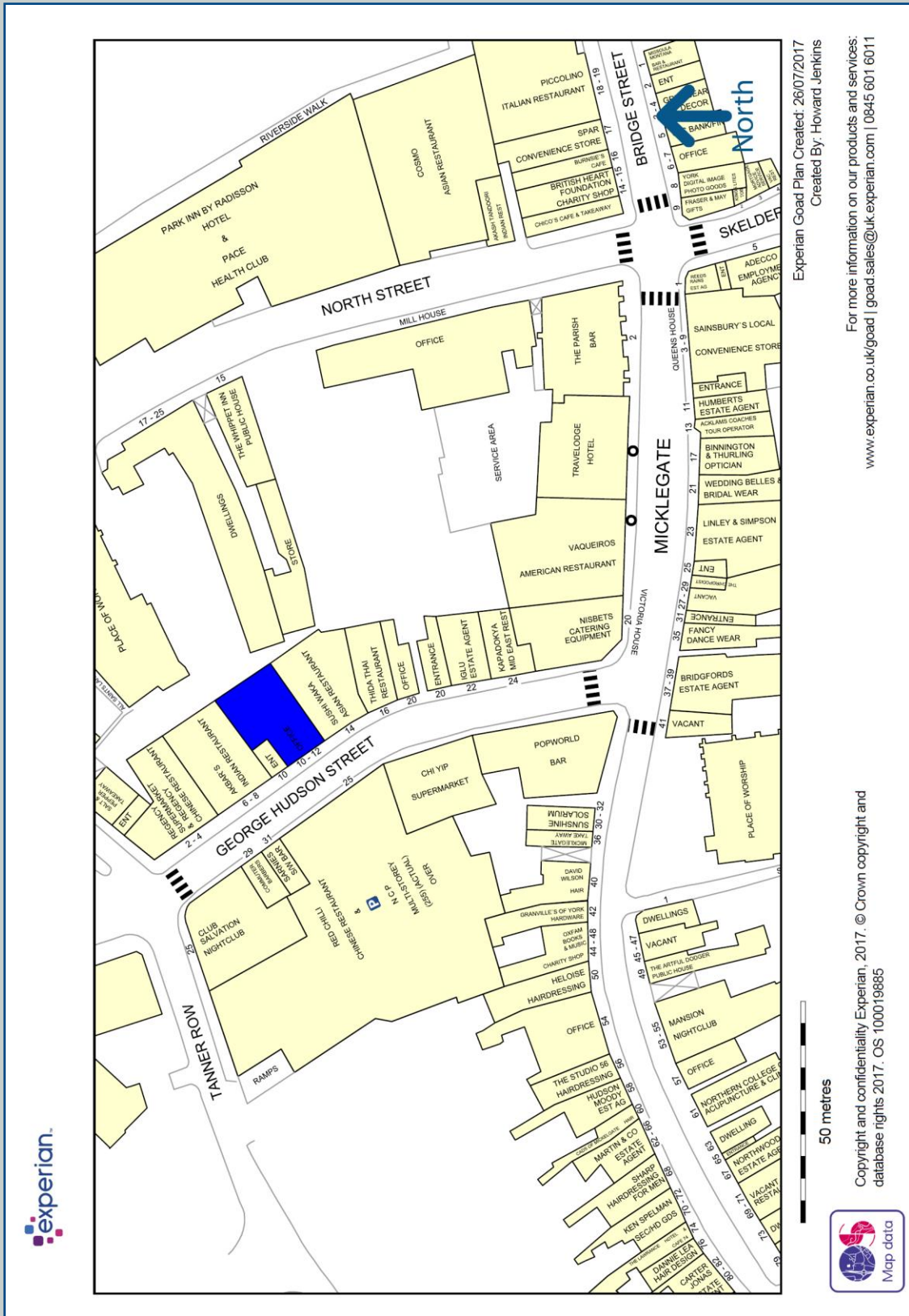
**Note**  
Plan not to scale; for identification only.



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