

Excellent Restaurant / Class E Unit* In the Heart of York City Centre 22 George Hudson Street, York YO1 6LP

**Howard
Jenkins**

To Let



- **Rent reduced to £21,250 pa**
- Prominent frontage to busy thoroughfare within York's historic City Walls
- NIA 1,240 ft² (115.2 m²) approx.
- *Class E consent for retail, office, medical/health and/or café & restaurant uses
- Well-established leisure focus & popular restaurant location
- Major office occupiers & hotels nearby with excellent transport facilities
- Central shopping area and visitor & tourist attractions within 10-15 minutes' walk

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Location

The unit has convenient access to York's main shopping area, railway station and visitor attractions including the National Railway Museum and York Minster. A multi-storey car park is directly opposite, and buses serving Park & Ride, the City & surrounding areas stop nearby. This is a busy commercial & residential area with major employers & hotels nearby, including Queens Hotel, Middletons Hotel, Grand Hotel & Spa, Hampton by Hilton, Park Inn (Radisson) & Travelodge.

Description

This attractive ground floor unit provides an open-plan sales / storage area with double display windows & entrance onto this busy street.

Net Internal Floor Area

Sales / Storage 1,240 ft² (115.2 m²)

The floor area should be checked by interested parties by measurement on site.

Services

Our client confirms there is a 115kVA 3-phase electrical supply; there is no gas connection however, the landlord indicates that a connection could be available (cost to be confirmed).

Rating Assessment

The VOA website records the property having a Rateable Value of £25,000 (2023 List), rising to £29,500 from 1 April 2026.

Energy Performance Certificate (EPC)

An EPC will be available on request.

*Planning

A Certificate of Lawful Existing Use or Development for Class E purposes (Ref: [25/00767/CLU](#)) has been granted, covering retail, office, medical / health and café & restaurant uses.

Listed Building Consent for any alterations will be required.

Notice to all Restaurant Operators : Ventilation & Extraction

As this is a Listed Building, our client's preference would be for the use of Recirculating Extraction sited internally; [Reco-Air](#) is an example. This would then avoid the need & cost of an external flue.

Lease Terms & Rent

The unit is available on a new effectively FRI lease (with service charge) for a term of 10 years, at a commencing rent of £21,250 pa exclusive of business rates, service charge and VAT, subject to periodic rent review.

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.

The RICS Code for Leasing Business Premises

This Code and its supplemental guide are drawn to the attention of prospective tenants who are recommended to seek the advice of an RICS member or other property professional.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Further Information & Viewing

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Date: October 2026

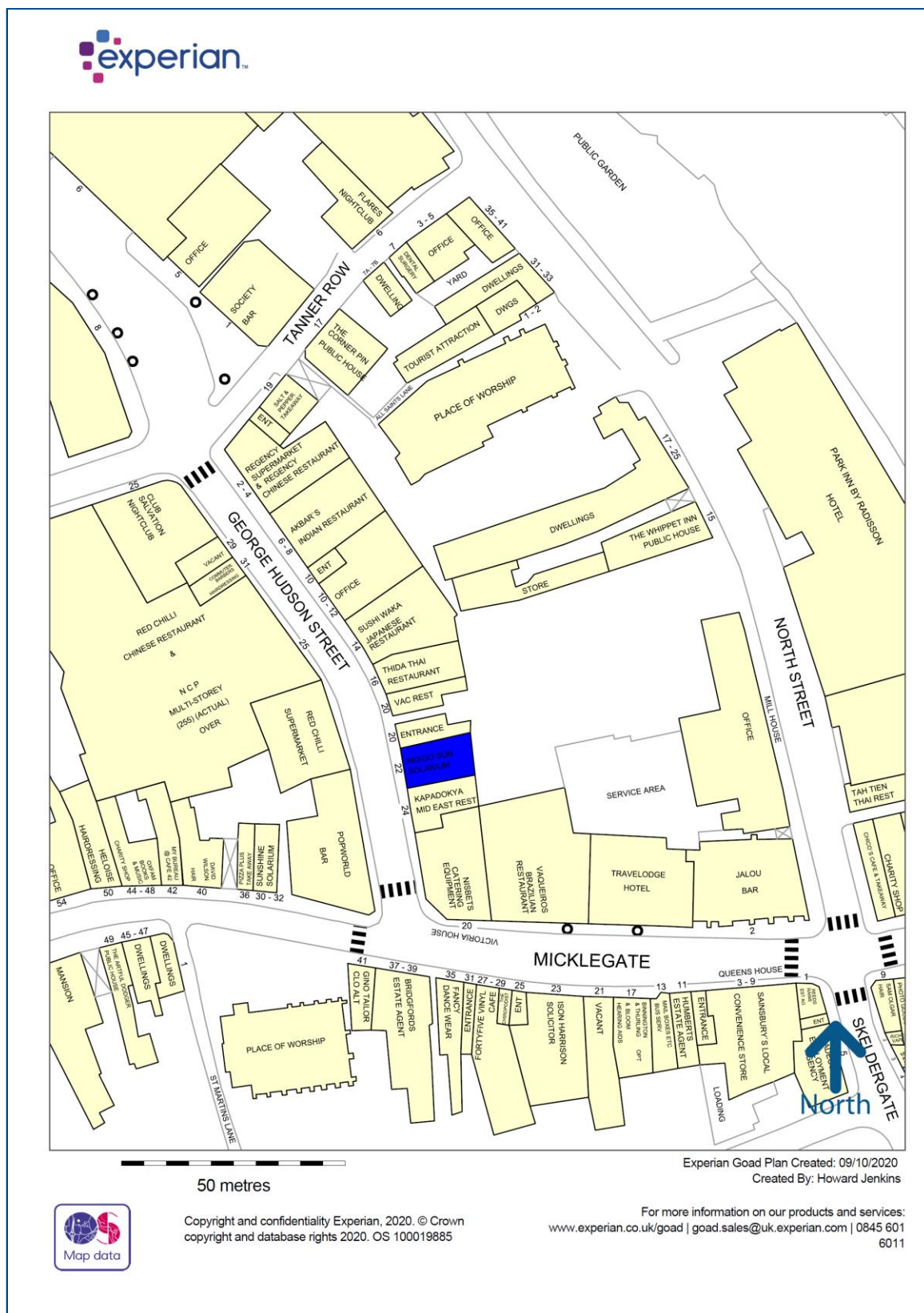
Subject to Contract



Disclaimer

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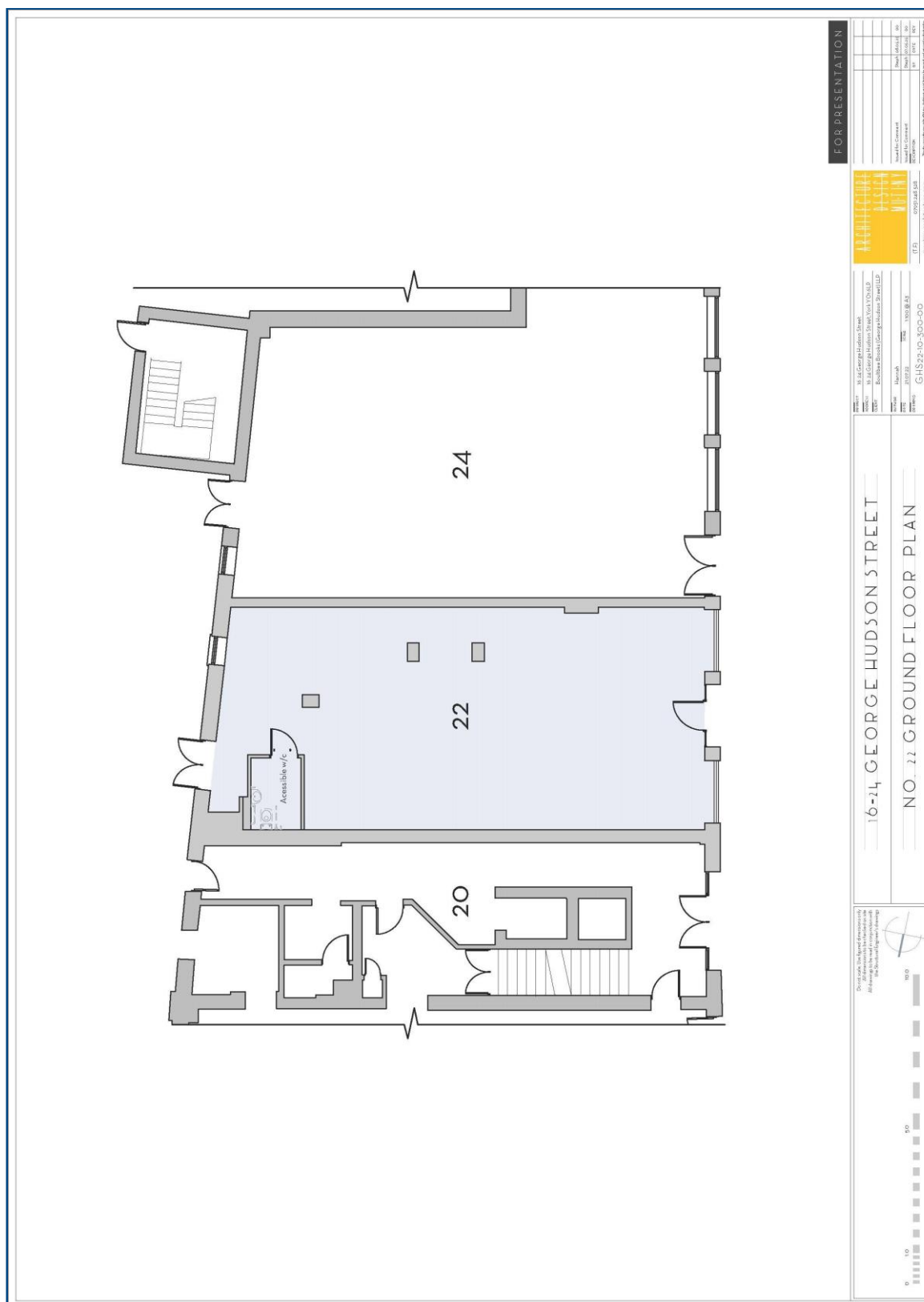
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Note

Plan not to scale; for identification only.

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