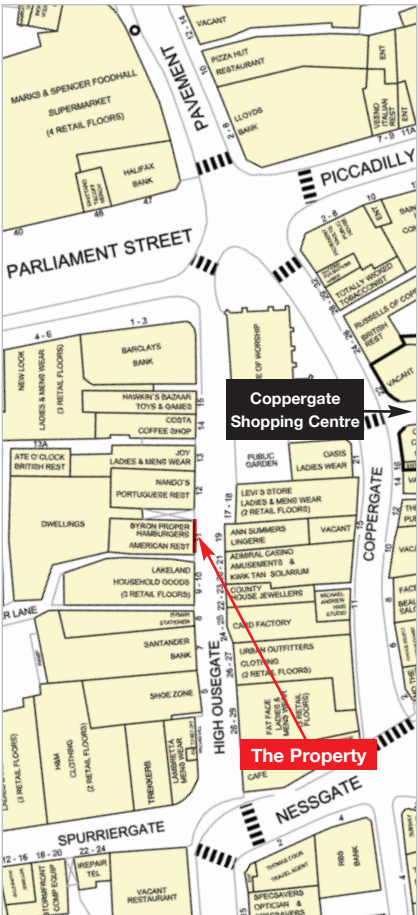


York
11 High Ousegate
North Yorkshire
YO1 8RZ

- **Freehold Grade II Listed Restaurant Investment**
- Entirely let to Byron Hamburgers Limited until 2029
- City centre location
- Well located adjacent to Nando's and close to the Coppergate Shopping Centre
- Other occupiers nearby include Marks & Spencer, Levi's and Fat Face
- Rent Review 2019 outstanding
- Current Rent Reserved
£125,000 pa



Tenure
Freehold.

Location
The historic walled city of York is well established as a major commercial centre serving a population of some 124,000. The city is also one of the UK's major tourist destinations, is located 22 miles north-east of Leeds and enjoys excellent rail links to London (King's Cross, 2 hours).
The property is within a conservation area and is well located on the north side of High Ousegate, between its junctions with Parliament Street and Spurrerigate. An entrance to the Coppergate Shopping Centre is some 60 metres away.
Occupiers close by include Nando's and Lakeland (both adjacent), Urban Outfitters, Santander, Card Factory, Zara and Levi's, amongst many others. Occupiers within Coppergate Shopping Centre include Primark, Topshop, Boots, Caffè Nero and Fenwick (York's premier department store), amongst many others.

Description
This attractive Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor restaurant with additional seating, WCs, staff and storage accommodation above and in the basement.
The property provides the following gross internal accommodation and dimensions:

Gross Frontage	11.40 m	(37' 5")
Net Frontage	8.40 m	(27' 6")

Shop & Built Depth	20.50 m	(67' 3")
Basement	118.60 sq m	(1,277 sq ft)
Ground Floor	172.10 sq m	(1,853 sq ft)
First Floor	117.75 sq m	(1,267 sq ft)
Second Floor (Not inspected)		
Total	408.45 sq m	(4,397 sq ft)

Tenancy
The entire property is at present let to BYRON HAMBURGERS LIMITED for a term of 15 years from 6th January 2014 at a current rent of £125,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 54.
Website Address: www.byronhamburgers.com

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsup.co.uk

Energy Performance Certificate
EPC Rating 94 Band D (Copy available on website).

