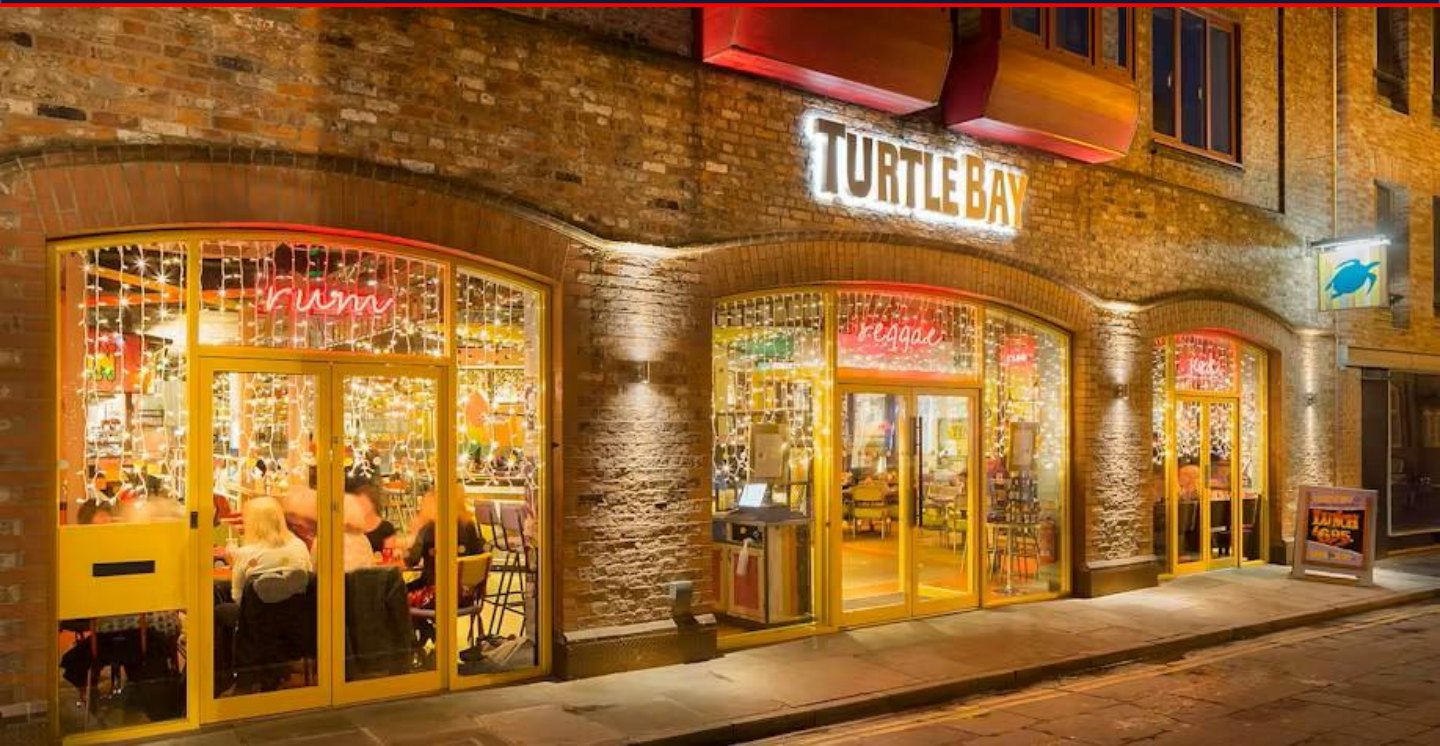


Restaurant/Bar Unit – To Let

Former Turtle Bay, 11 Little Stonegate, York, YO1 8AX



Location

Prominently located on one of York's main leisure pitches, with easy access from both Stonegate and Swinegate. Occupiers in the immediate vicinity include Northern Monk, Manahatta, Slug & Lettuce, Cut & Craft, Hotel Chocolat and Oscar's Wine Bar.

Description

The unit is arranged over the ground, first and second floors. Benefits from an extensive frontage onto Little Stonegate with the ability for external seating.

Accommodation

The unit provides the following gross internal areas:

Ground	3,677 sqft (342 sqm)
First Floor	3,777 sqft (351 sqm)
Second Floor	3,245 sqft (302 sqm)
TOTAL	10,699 sqft (994 sqm)

Terms

The unit is available for occupation on an effective full repairing and insuring basis for a term of years to be agreed at a rent of £97,500 pax.

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £108,000 from April 2026.

Planning

The unit has the benefit of bar & restaurant use

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Legal Costs

Each party to be responsible for their legal costs in relation to this transaction.

Viewing

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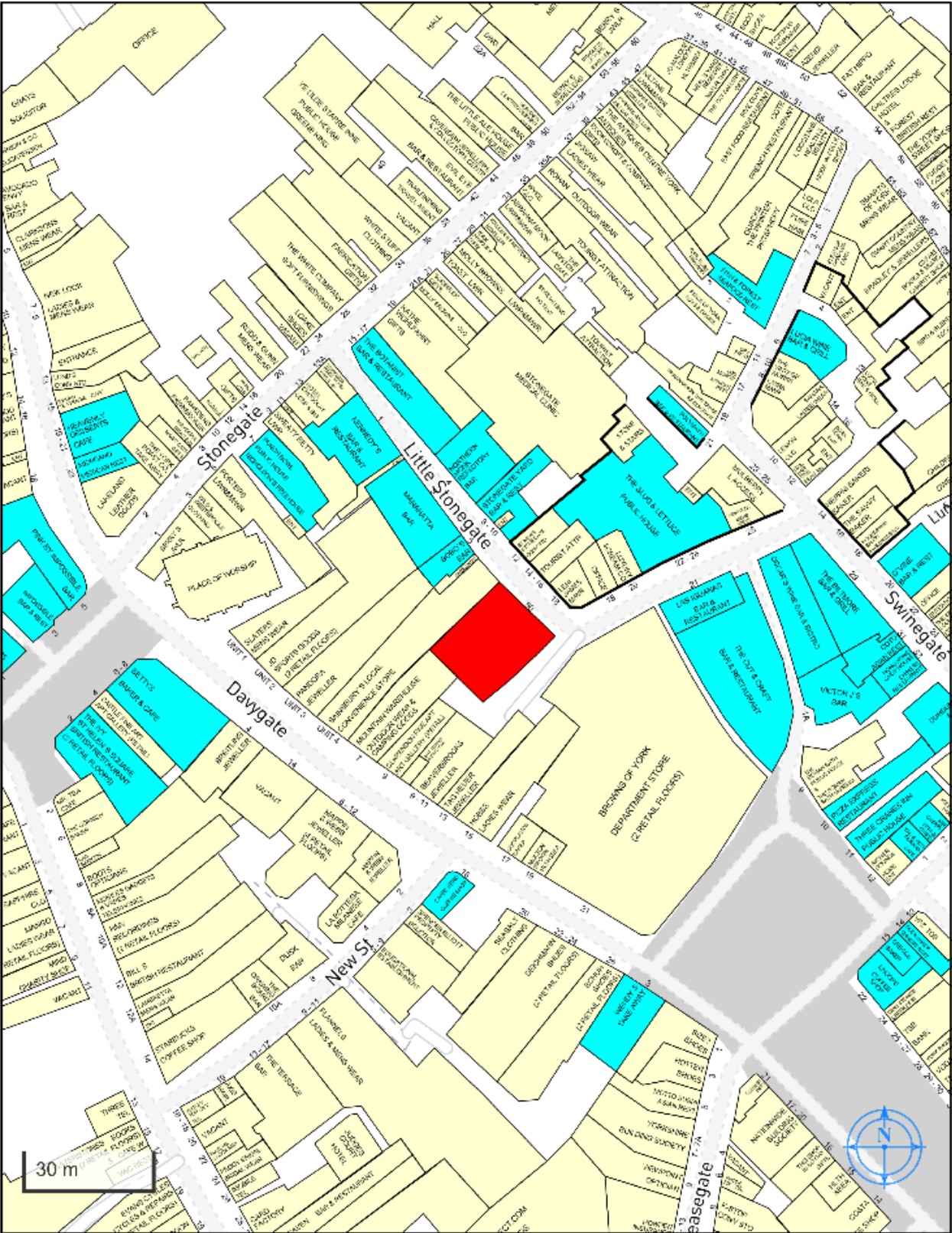
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