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TO LET

PROMINENT RESTAURANT PREMISES  
OVERLOOKING YORK RING ROAD  
WITH EXCELLENT PARKING

2,043 Sq Ft (189.81 Sq M)

Unit 2B, York Business Park,  
York, YO26 6RA

Existing operators include:



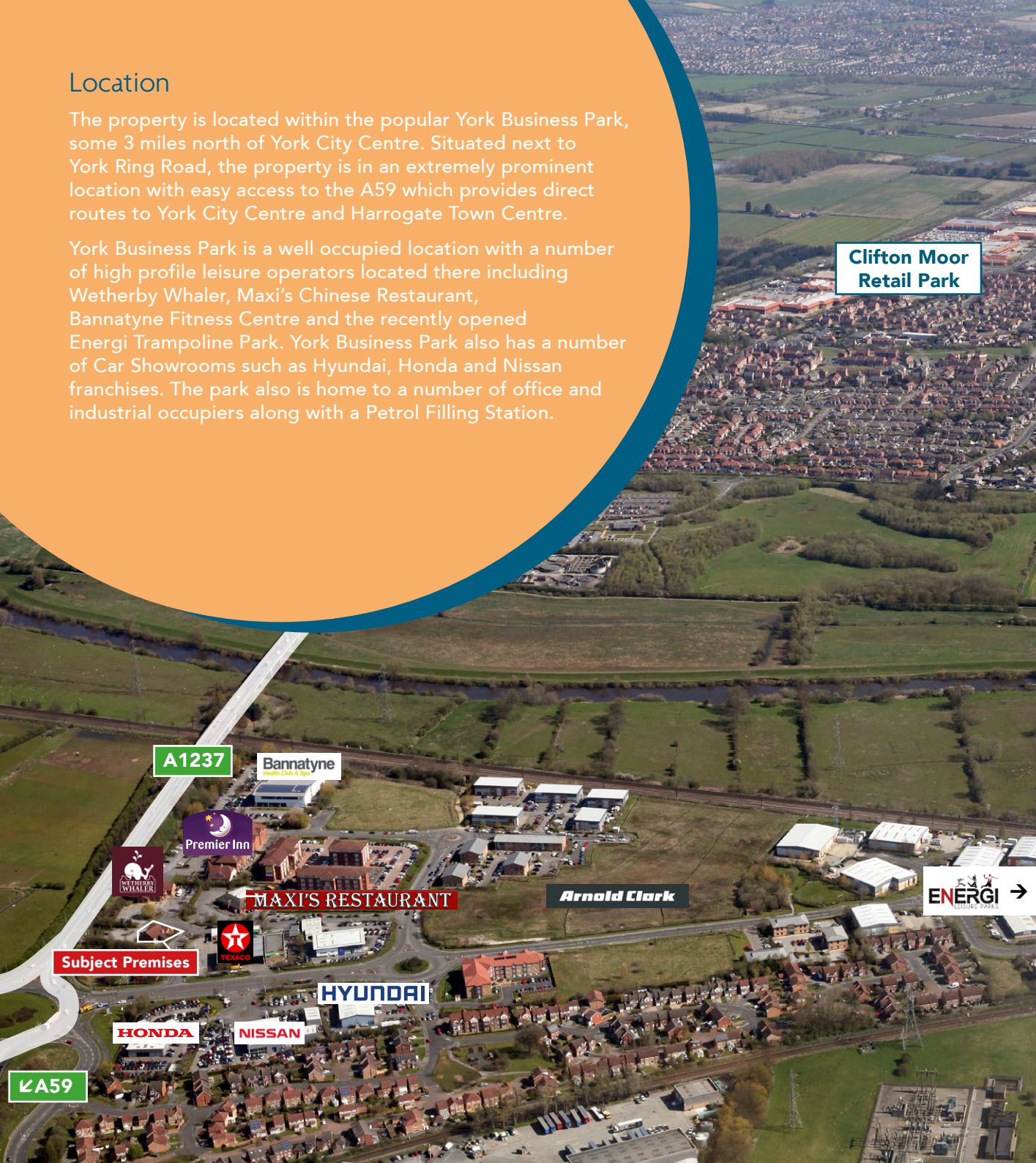
**MAXI'S RESTAURANT**

**Bannatyne**  
Health Club & Spa

## Location

The property is located within the popular York Business Park, some 3 miles north of York City Centre. Situated next to York Ring Road, the property is in an extremely prominent location with easy access to the A59 which provides direct routes to York City Centre and Harrogate Town Centre.

York Business Park is a well occupied location with a number of high profile leisure operators located there including Wetherby Whaler, Maxi's Chinese Restaurant, Bannatyne Fitness Centre and the recently opened Energi Trampoline Park. York Business Park also has a number of Car Showrooms such as Hyundai, Honda and Nissan franchises. The park also is home to a number of office and industrial occupiers along with a Petrol Filling Station.



Clifton Moor  
Retail Park





## Description

The property is a detached single storey former restaurant of brick elevations beneath a tiled pitched roof.

Internally, the property has been fitted out as restaurant premises that includes a well presented reception, a raised dining area and bar. The property also has ladies, gentlemen and Disabled WCs along with a fully fitted commercial kitchen.

To the rear of the property there is a rear brick extension that has previously been used as storage, a larder and barrel storage area. The property also has a large car park to the front that has the ability to accommodate 20 cars and is well landscaped.

The property has an established use as a restaurant but could be suitable for alternative occupiers, subject to obtaining the necessary planning permission.

The property also has the benefit of the following;

- Carpeting Throughout
- Raised Dining Area Has A Hardwood Floor System
- Comfort Cooling
- Delivery Area
- High Quality Lighting

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and can confirm that the property has a Gross Internal Area of 2,043 Sq Ft (189.81 Sq M).



## Services

We have been informed that mains electricity, gas, water and drainage are available to the property.

We would advise that any interested party makes their own investigations to ensure the services suitability.

## Business Rates

We have been advised by the Valuation Office Agency Website that the property has a Rateable Value, from 1st April 2017, of £62,500.

We would strongly advise that interested parties make their own enquiries with York City Council on 01904 551550.

## EPC

A copy of the current EPC is available through the sole agents upon request.

## Terms

The property is available to rent on a new Full Repairing and Insuring Lease, for a term to be agreed, at a rent of £55,000 per annum.



## Viewing Arrangements

If you wish to view the property, then please do not hesitate to contact the sole agents, Ryden.

**Either Dan Hodge**

0113 3868806 or [dan.hodge@ryden.co.uk](mailto:dan.hodge@ryden.co.uk))

or **Dan Clinch**

(0113 3868802 or [daniel.clinch@ryden.co.uk](mailto:daniel.clinch@ryden.co.uk))

will be happy to arrange access or be able to discuss the property in further detail.

On behalf of  
the landlord:

**IPIF**   
0800 804 8860  
[www.ipif.com](http://www.ipif.com)

**Ryden**.co.uk  
0113 243 6777

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