



Clifton Moor Leisure

cliftonmoorleisurepark.co.uk

RESTAURANT UNIT
TO LET

UNIT 1
CLIFTON MOOR LEISURE PARK
YORK
YO30 4XY



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  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

York has a catchment area of more than 3 million people and a student population of more than 21,000 attending two world class universities.

SITUATION

Clifton Moor Leisure Park is a prime leisure destination with a strong tenant line up, ideally situated on the York ring road, 3 miles from York city centre.

The Park benefits from free parking with 685 spaces.

ACCOMMODATION

The unit provides the current approximate gross internal area.

Unit 1	4,100 sqft	380.90 sqm
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TERMS

Available on a new lease for a term to be agreed.

RENT

On application.

SERVICE CHARGE

The 2023/24 service charge figure to be confirmed shortly.

PLANNING

The property benefits from Class E planning consent.

FIXTURES & FITTINGS

The property has been previously fitted so comes with the benefit of many of the original fixtures and fittings.

RATES

We are advised that the property has the following rating assessment:-

Rateable Value	£117,000
Rates Payable (2023/24)	£ 59,904

EPC

The Energy Performance Certificate for the property is available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Phillip Morris • Tel: 07779 666210 • Email: pvm@ejhales.co.uk

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