

6,000 sq ft Prime
Freehold
Restaurant & Bar
Opportunity in York



Restaurant and Bar

IN THE HEART OF YORK CITY CENTRE

Introducing Kennedy's Bar & Restaurant and Sotano Tapas Bar, a unique and renowned venue in the heart of York City Centre, now available for sale on a freehold basis (leasehold sale considered subject to a new FRI lease).

This exceptional property and business operates under two distinct brands: Kennedy's Bar & Restaurant serves guests on the ground floor and pavement terrace, and Sotano Tapas Bar offers a different experience from the basement and first floor, including a roof terrace.

Operated under the same ownership for nearly 25 years, the brands have built an incredible reputation in the local and wider communities and are very popular with residents, tourists, workers, and shoppers alike. The venue, which can accommodate more than 250 covers, is a popular spot throughout the year and provides a vibrant atmosphere from lunch until late evening.

Based on a very high-footfall street, Little Stonegate, which is just a stone's throw from the York Minster, the business has built long-standing trust for great-quality drinks, fantastic food, and a wonderful day-to-night experience for all.



Iconic Location



In the centre of the historic and world-famous city of York, Kennedy's Bar & Restaurant and Sotano Tapas Bar benefit from a prime location. Not only is the city home to a thriving food and drink scene, friendly locals, and a whole host of independent and large businesses, but it's also a No. 1 UK tourism destination and welcomed 8.9 million visitors in 2023 alone.

Northern Bar & Restaurant, in partnership with CGA NielsenIQ, noted York as an emerging standout performer for the hospitality industry in 2024, beating the national average sales growth among managed pubs, bars, and restaurants.

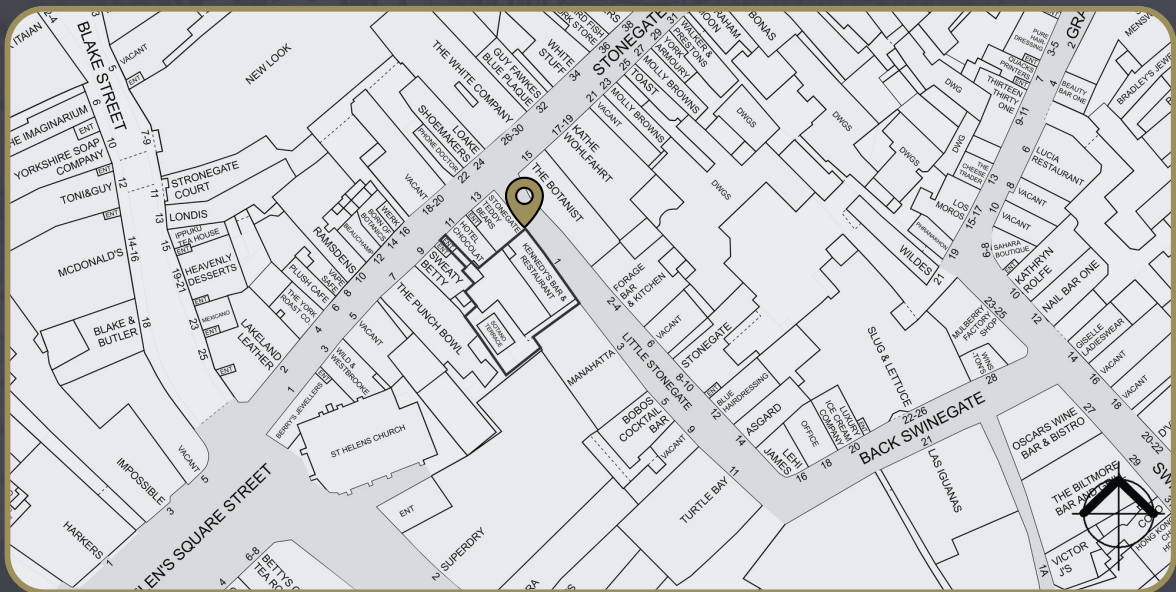
Renowned for its magical Christmas markets, iconic ghost walks, historic architecture, the Anglican cathedral, the York Minster, its array of beautiful hotels, spas, and the vast selection of shops and retailers, there is no better place to be.

Little Stonegate

Little Stonegate is one of York's premier destinations for the discerning drinker and diner and is also home to an array of big names like The Botanist, Stonegate Yard, Manahatta, Slug & Lettuce, Turtle Bay, and Las Iguanas. Stonegate, adjoining to the North West, is home to many big brand name retailers like The White Company, Berry's Jewellers, Oliver Bonas and Hotel Chocolat.

The venue is just a 10-minute walk from York Railway Station, which benefits from excellent rail links to Leeds, London, and Edinburgh. It's also close to all of York's most beloved and visited tourist attractions, from the York Dungeons, York's Chocolate Story, the York Minster, the Railway Museum, and the River Ouse.

Benefiting from outdoor seating on the pavement terrace in the Spring/Summer months and an impressive roof terrace garden, both rare in York, makes the experience very attractive to visitors, tourists, and residents.



The Finer Details

Terms of sale

We are offering the freehold, business goodwill, and fixtures and fittings for offers in the region of £2,700,000. Stock is to be in addition and at valuation upon completion.

A letting of the property would be considered at £180,000 pax on FRI terms. Goodwill and business fixtures and fittings to be in addition.

Trade and business

The business has a strong trading history over the last 20+ years and delivers a fair maintainable turnover of approximately £2m per year. The complete financial trading history is available to interested parties upon request.

The business is currently managed by a dedicated team, with only one part-time proprietor. This structure not only ensures smooth operations but also presents a significant opportunity for expansion under new leadership.

Opening hours

Kennedy's currently operates Wednesday through Thursday from 12 pm to 1 am, Friday from 12 pm to 2 am, Saturday from 10 am to 2 am, and Sunday from 10 am to 12 am. Closed on Monday and Tuesday.

Sotano operates Tuesday from 6 pm until late for drinks and open mic, Wednesday through Thursday from 12 pm to 1 am, Friday from 12 pm to 3 am, Saturday from 12 pm to 3 am, and Sunday from 12 pm to 1 am. Closed on Monday.

The Finer Details

The brand and audience

The purchaser will acquire existing brands, websites, social channels, and audiences. Kennedy's and Sotano benefit from a combined social media audience of over 18,000.

Premises license

The premises license permits the opening hours of 8 am to 3 am and the sale of alcohol for consumption on and off the premises between 10 am and 2:40 am, seven days a week. The pavement license has a maximum capacity of 26 covers.

We recommend that interested parties enquire with the local authority licensing department.

Rateable values

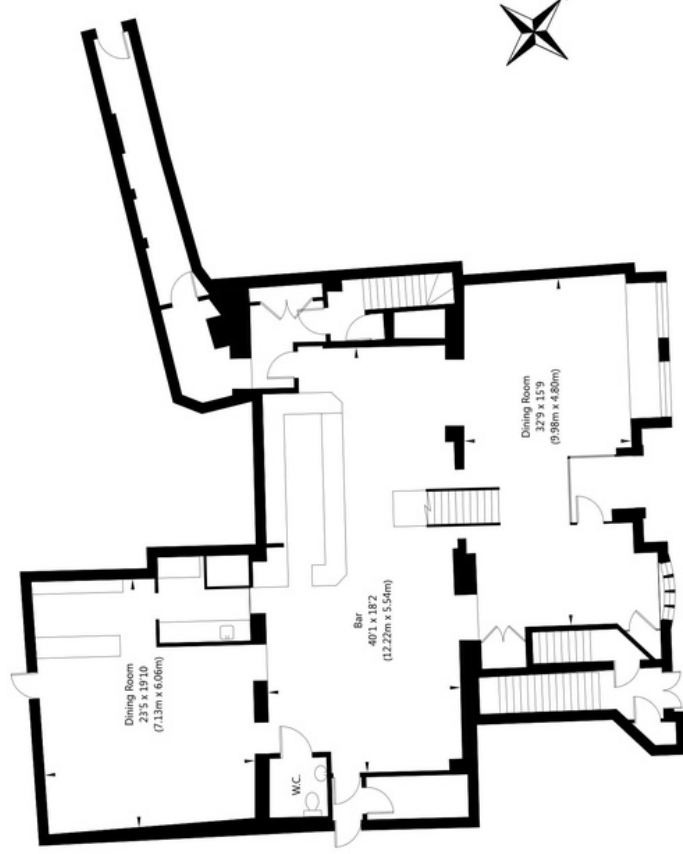
Kennedy's £120,000

Sotano £30,000

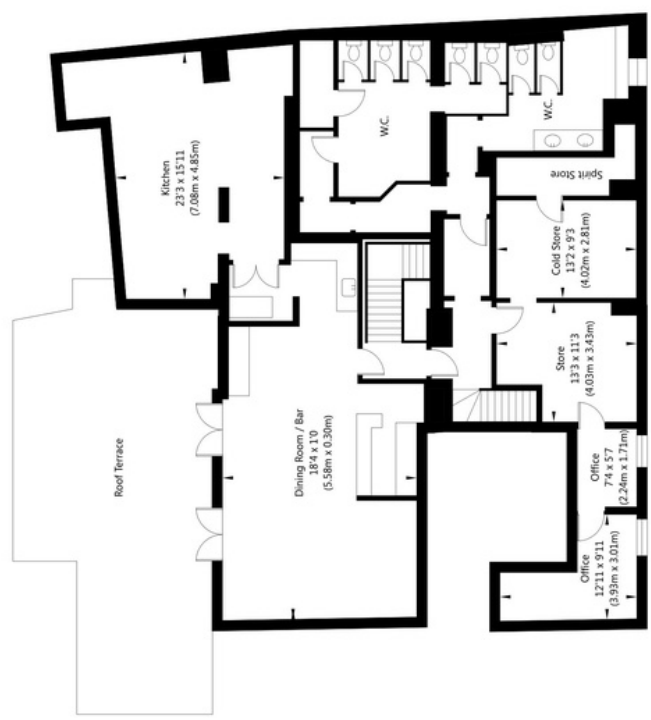
Energy Performance Certificate

The property has an energy performance asset rating of C 75.

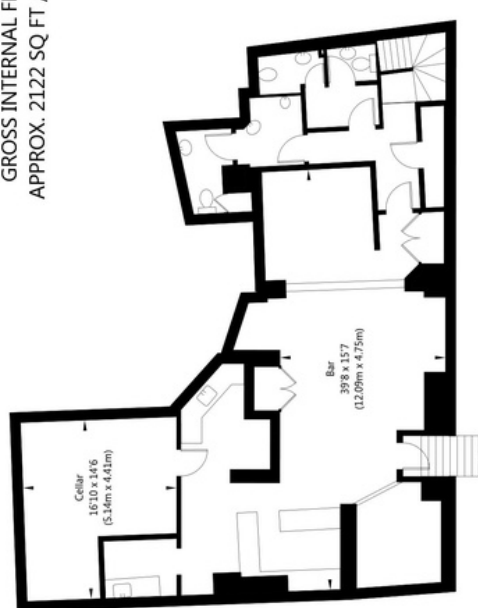
Kennedy's & Sotano, 1 Little Stonegate, York, YO1 8AX



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2380 SQ FT / 221.1 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2122 SQ FT / 197.18 SQ M



Basement
GROSS INTERNAL FLOOR AREA
APPROX. 1344 SQ FT / 124.82 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5846 SQ FT / 543.1 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

The Venue



The Venue





Make
Your Enquiry
Today.

Stephensons
Estate Agents & Chartered Surveyors

colenso[™]

Get in Touch



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