



## JUDGES LODGINGS

A unique opportunity to acquire  
a prestigious symbol of historic York

The Judges Lodgings Hotel York, 9 Lendal, York YO1 8AQ  
[www.judgeslodgings.com](http://www.judgeslodgings.com)

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## Introduction

The property occupies a prominent position on Lendal in York city centre. Lendal is a busy thoroughfare that transmits pedestrian flows to and from the railway station, car parks and attractions such as Museum Gardens. It has become established as a popular location for a number of uses, most particularly bars and restaurants, and it links into one of the city's excellent evening circuits. There are a number of public car parks nearby and the city's main bus and rail stations are within easy walking distance.

The hotel is rated 4\* (Being unable to provide a lift is the only reason it cannot be 5\*) and comprises an exceptional Georgian building set within its own curtilage and grounds, something which most of the other city hotels cannot offer.

It is perhaps best known locally for the Cellar Bar with its brick vaulted ceiling. It is clear that the property offers significant potential to create a facility with a mixed offer.

Together with the bar and the hotel rooms it provides an excellent opportunity to provide a fine dining experience. The property has an abundance of charm and quirks which in terms of the customer will no doubt appeal to all visitors. As well as the cellar bar notable features are the roof terrace to the rear of the property, the courtyard terrace and the function room. Currently the Hotel provides 13 bedrooms; all fully furnished to a high standard with en-suite facilities.

## History

Erected between 1711 and 1726, the property was originally the home of an esteemed York Physician, Dr Clifton Winteringham. The building is a very early example of a classical style of townhouse which was to become popular throughout the eighteenth century. From 1806 up until the 1970's the 'Judge's Lodging House' provided accommodation for the Assize Court Judges. The building has since been charmingly converted into the delightful hotel it is today.

## Location

York remains one of the UK's most visited tourist destinations with year-round demand and continues to be a sought after residential location offering a good quality of life, low unemployment and an excellent range of services and amenities. Whilst rail and confectionary are still very important, the city's economic base has been reinforced with the establishment of a number of new industries from within the Science sector, Government agencies and financial services.

The quality of retail, restaurant and bar provision in the city centre has improved in recent years with more people living in and around the centre which has helped expand York's 'café-culture'.

Lendal links directly to main retail pitches of Coney Street, Parliament Street and Stonegate. Near neighbours to the property include Zizzi, Gourmet Burger Kitchen, Costa Coffee and ASK Pizza.

## York Hotel Sector

York is a world renowned tourist and visitor destination and its popularity can only improve as the trend for 'staycations' becomes more established. As well as the wide range of traditional tourist attractions the Racecourse is regarded as one of the country's major horse racing venues attracting huge crowds and visitor numbers.

Unsurprisingly the city has a large number of bed spaces but the majority of these can only be regarded as secondary at best and even tertiary in some cases. The subject property is arguably the most centrally located in the city; you literally walk out of the door straight into the action. Judges Lodgings is a unique property which immediately projects a feeling of grandeur which customers relate to.

## Services

The property has the benefit of all mains service connections, including electricity, gas, water and drainage.

## Key Trading Features

- Situated in a prominent and well established position and benefits from a versatile layout.
- The market should immediately recognise the visitor business but also the business potential from within the resident population, not only of York but of the wider catchment.
- Studies have shown that people will routinely travel up to an hour and a half to experience fine dining. Combine that fact with what else York has to offer and the potential is clear for all to see.
- As a world-famous historic city, York attracts over 7.1 million visitors a year who spend over £443 million.

## Planning

The property is currently a hotel and bar. Consents are in place for additional trading opportunities. Alternative uses could be residential, apart hotel, offices, private club or a tourist attraction.

## Viewing

Opportunities such as this tend to depart from the norm due to their rarity. For viewing and further information please contact our appointed agents:



Andrew McBeath - McBeath Property Consultancy  
andrew@mcbeathproperty.co.uk  
01904 692 929  
07725 416 002

Adrian Mattock - Sanderson Weatherall  
adrian.mattock@sandersonweatherall.com  
0191 261 2681