

ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website www.york.gov.uk/assetsofcommunityvalue or alternatively call 01904 553360.

Section 1

About the property to be nominated

Name of Property:	The Victoria Vaults
Address of Property:	47 - 49 Nunnery Lane, York
Postcode:	YO23 1AB

Property Owner's Name:	Appleton Estates Limited ((Co. Regn. No. 03083571)
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>
Current Occupier's Name:	<input type="text"/>

Section 2

About your community organisation

Name of Organisation:	Campaign For Real Ale Limited (York Branch)
Title:	<input type="text"/>
First Name:	<input type="text"/>
Surname:	<input type="text"/>
Position in Organisation:	Pub Protection Officer
Email Address:	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>

Organisation type:

Click in field for options

Organisation size

How many members do you have?

Section 3
Supporting information for nomination

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

Why do you feel the property is an asset of community value? Please give as much information as possible.

See separate accompanying document: Why The Victoria Vaults is an Asset of Community Value

Section 4
Boundary of Property

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

Plan included as part of the accompanying document plus sales brochure with a floor plan

Section 5
Attachment checklist

- Copy of group constitution (if you are a constituted group)
- Name and home address of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)

Section 6
Declaration

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

Signed:

Dated: 18/10/24

Please e-mail your completed form to property.services@york.gov.uk or post to:

Asset and Property Management
City of York Council
West Offices
Station Rise
York
YO1 6GA

Why The Victoria Vaults is an Asset of Community Value

The Victoria Vaults (aka York Vaults) is community based music venue trading in a thriving area of York known as Bishophill.

It is widely known to musicians and concert goers as a grassroots music venue located 5 minutes from the centre of York, opposite the historic city walls and a brief walk away from the railway station.

It is not part of a pub chain but is a completely independent venue dedicated to providing a platform for new and upcoming musical artists. It is an ideal size for bands to play – holding enough people to make gigs financially viable but not too large that smaller bands may not be able to fill it.

Having gone through an extensive refurbishment which changed the floorplan to be more gig-friendly, it is at the heart of York's vibrant and diverse music scene providing the best live experience an independent venue can offer, with up and coming bands, great sound, friendly staff, and quality drinks. The pub appeals to different social groups by offering an alternative to other amenities in the area that appeal to other demographics and tastes. It hosts over 150 gigs a year encompassing a diverse range of musical genres.

Its significance to the cultural life of the city has been acknowledged both nationally and locally.

The government and Arts Council England gave it huge validation when they awarded it £92,244 from the Cultural Recovery Fund.

Additionally the City of York Council awarded it a grant of £16,000 saying that the grant "supports City of York Council's standpoint that a thriving, vibrant, diverse and responsibly managed early-evening, evening and night-time offer is a crucial part of the city's economy. It also places emphasis on the council's commitment to live music venues in the city, recognising them as an integral part of York's economy."

The current owners have made no secret that their plans for the Victoria Vaults include its disposal and no long term future as a music venue. It is marketed as "Freehold For Sale" (offers over £440,000) but the owners have added that there is an "excellent medium term redevelopment opportunity, subject to planning" which is specifically designed to attract developers and they have taken it a step further in commissioning plans to show the redevelopment of the entire building, subject to full planning permission, to form 3 individual residential townhouses. The proposed residential conversion plans are available upon request.

There are numerous examples in York of lost community venues that have fallen prey to developers who care little for the social and cultural benefits such institutions bring to local neighbourhoods and The Victoria Vaults should be protected from going the same way.

The reasons why The Victoria Vaults should be made an Asset of Community Value can be summarised thus:

Cultural Significance

Musical Heritage: The Victoria Vaults has a long history of hosting live music, contributing to the city's cultural heritage.

Local Talent: It provides a platform for local musicians to showcase their talents and develop their careers.

Community Hub: It serves as a gathering place for people of all ages and backgrounds, fostering a sense of community.

Economic Benefits

Job Creation: It supports local jobs in the music industry, hospitality, and retail sectors.

Tourism Attraction: Certain higher profile bands it puts on attracts musical tourists to the city, boosting the local economy.

Property Values: The presence of a music pub can positively impact property values in the surrounding area by up to 10% according to research and can certainly enhance the area's attractiveness as a place to live with a rich and varied cultural offering – such as the nearby Bishy Rd and Bishophill areas.

Social Value

Safe Space: The Victoria Vaults is known for providing a safe and welcoming environment for people to socialise and enjoy live music.

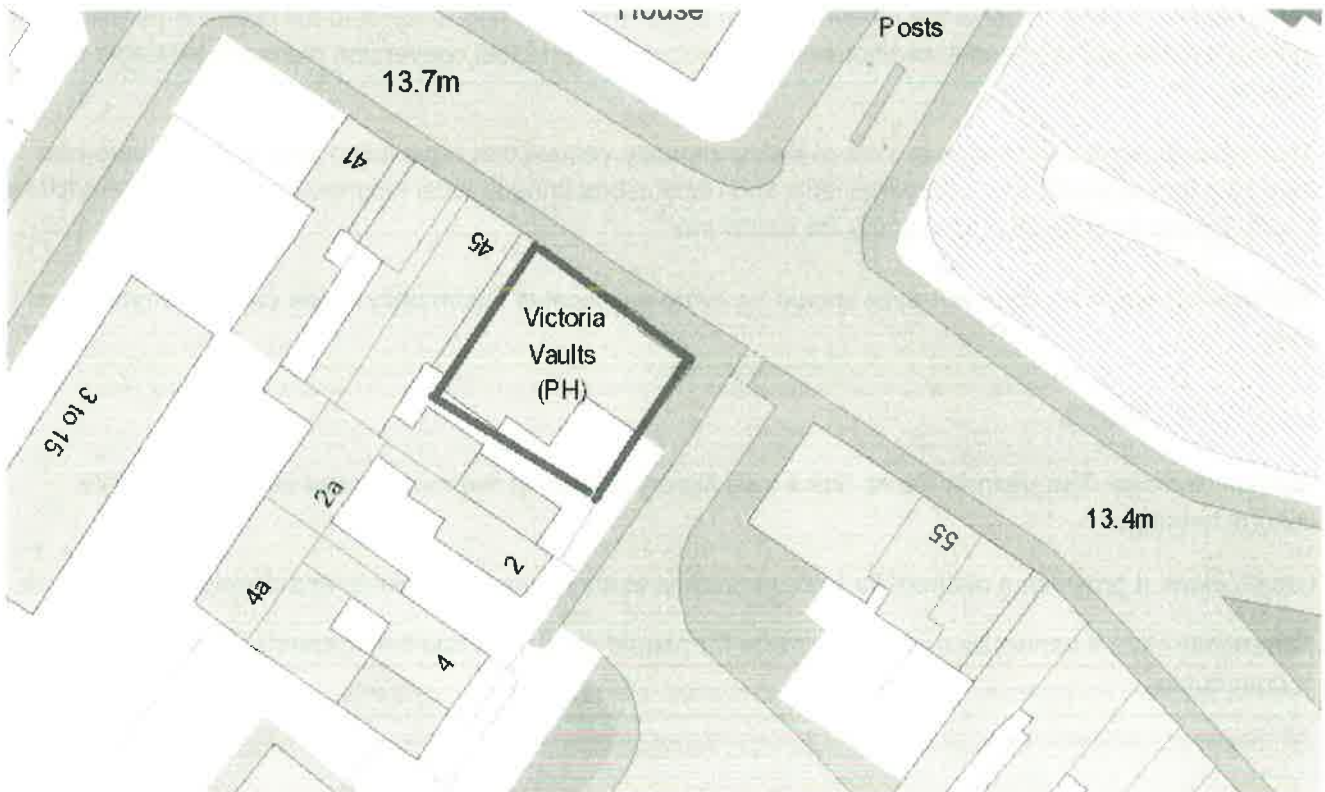
Community Building: It helps to strengthen community bonds and prevent social isolation.

Preservation of Local Character: The Victoria Vaults dates back to 1857 as a public house and brewhouse and was rebuilt circa 1935 in its current form. Places such as this are integral to the character and identity of a city such as York. Its loss would erode our heritage.

In Summary

The Victoria Vaults is a valuable asset that enhances the cultural life of York and the social wellbeing and interests of the local community, that they want to protect and cherish - not just for current patrons, but as a venue with the right management, that will serve future generations.

VICTORIA VAULTS INDICTIVE BOUNDARY – including external small enclosed beer garden.



FREEHOLD FOR SALE

THE VICTORIA VAULTS



**47 - 49 NUNNERY LANE
YORK
NORTH YORKSHIRE
YO23 1AB**

- **Available with the benefit of an existing tenancy until 30th June 2025 or with full vacant position upon completion.**
- **Located midway between Bishopthorpe Road (Bishy Road) and Micklegate Bar directly opposite the City walls and Bishophill residential district of the city.**
- **Currently used as a live music venue**
- **Full 7 days a week license**
- **Excellent medium term redevelopment opportunity, subject to planning, with low capital value of circa £145 per Sq Ft / £13.47 per SqM on a GIA basis.**

LOCATION AND SITUATION

The subject property is situated with frontage to the South side of Nunnery Lane and occupies an end of terrace position at its junction with St Benedict Road, directly opposite the historic city walls of York and less than half a mile due West of York city centre. Nunnery Lane forms part of the York inner city ring road with the subject property sitting virtually midway between the established retail & leisure destinations of Bishopthorpe Road and Micklegate.

DESCRIPTION

The subject premises comprise a substantial 2 storey end terrace building which trades as "The Victoria Vaults" Public House.

Constructed we would estimate at or around the 1930s the premises are of brickwork wall elevations extending to 2 storeys in height, with a parapet roof detail, surmounted by a hipped and pitched slate covered roof, with windows being softwood timber style with a mixture of casement and sash openers complete with feature banding detail to the brickwork wall elevations and low level painted feature courses in addition to further single and 2 storey rear additions.

Access to the public house can be achieved via 3 separate doors to the Nunnery Lane frontage or via a door to the rear, the latter which via a lobby provides access to the lounge bar to the right-hand side and a public bar to the left hand side, with the ground floor also accommodating male and female wc facilities and storage ancillary accommodation. The bars are fitted to a basic standard appropriate for use, with a mixture of solid concrete and suspended timber floors with carpet overlay, a mixture of carpet and sheet vinyl overlay, plastered and wall papered wall surfaces and plastered ceilings and surface mounted spot lighting. Both trading areas benefit from fully fitted timber bars and parameter seating and tables and chairs, gas central heating, supplemented by real fires, with the standard of fitment evidenced on the photographs attached to the rear of this report section.

Further the property benefits from a basement which occupies the majority of the footprint of the building and incorporates a wet cellar and a number of storage rooms with reasonable floor to ceiling height, together with direct barrel shute from pavement level.

The first floor residential accommodation is accessed via a straight flight timber staircase from the rear lobby, with this accommodation providing for a substantial 3 bedroomed, 2 bathroom flat, complete with private roof terrace.

Internally the residential accommodation has been fitted to provide for a suspended timber floor with carpet overlay in the majority, plastered and decorated wall and ceiling surfaces, gas central heating and fitted kitchen and bathrooms.

Externally the property has direct frontage to Nunnery Lane, with return frontage to St Benedict Road which provides a point of vehicular access with parking for a number of motor vehicles and tarmac surfaced, thereafter via private gates access into the rear courtyard which provides for further public seating.

ACCOMMODATION

	Use	Area Sq M	Area Sq Ft
Ground Floor	Bar Lounge	49.52	533
Public House	Public Bar	44.50	479
	Entrance Lobby	-	-
	Gents WC	-	-
	Ladies WC	-	-
	Store	-	-
Basement	Wet Cellar	15.39	166
	Various Stores	46.40	500
Sub Total		155.81	1,678

	Use	Area M
First Floor	Living Room	5.35 x 5.36
Residential	Kitchen	3.34 x 2.87
	Pantry	2.14 x 1.37
	Office	2.00 x 1.65
	House Bathroom	-
	Separate WC	-
	Use	Area M
First Floor	Bedroom 1	4.87 x 2.97
Residential	Bedroom 2	2.82 x 3.75
	Bedroom 3	5.40 x 3.40
	En-suite Bathroom	-
External	Outside Terrace	-
Sub Total		105 Sq M / 1,130 Sq Ft
TOTAL		260.81 Sq M / 2,808 Sq Ft

SERVICES

Main water, electricity & gas

TENURE

Freehold

TENANCY

The entire building is currently let on a full repairing and insuring lease for a term of years to expire 30 June 2025 at a current passing rent of £17,500 per annum exclusive. A copy of existing lease is available upon request.

PRICE

Offers are sought in excess of £440,000 either with the benefit of the existing tenancy or with full vacant possession upon completion of the purchase.

REDEVELOPMENT OPPORTUNITY

The current owners have prepared plans to show the redevelopment of the entire building, subject to full planning permission, to form 3 individual residential townhouses. The proposed residential conversion plans are available upon request.

BUSINESS RATES

In accordance with the Valuation Office web site the premises have a current rateable value of £2,300 as of 1st April 2023.

EPC

The premises have an energy performance rating of 62 C. A full copy of the Energy Performance Certificate is available upon request.

VAT

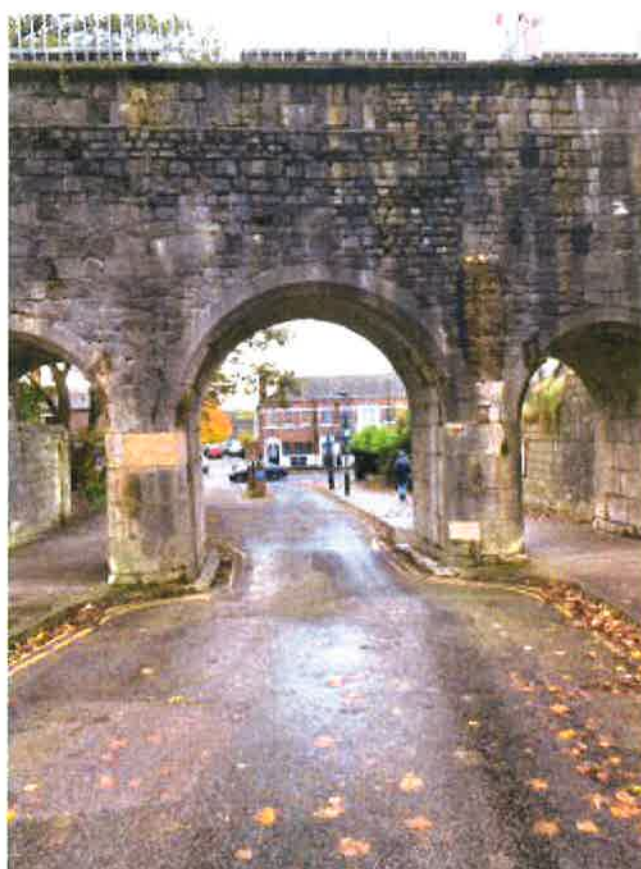
The property is elected for VAT and therefore VAT will be payable on the purchase price.

AML

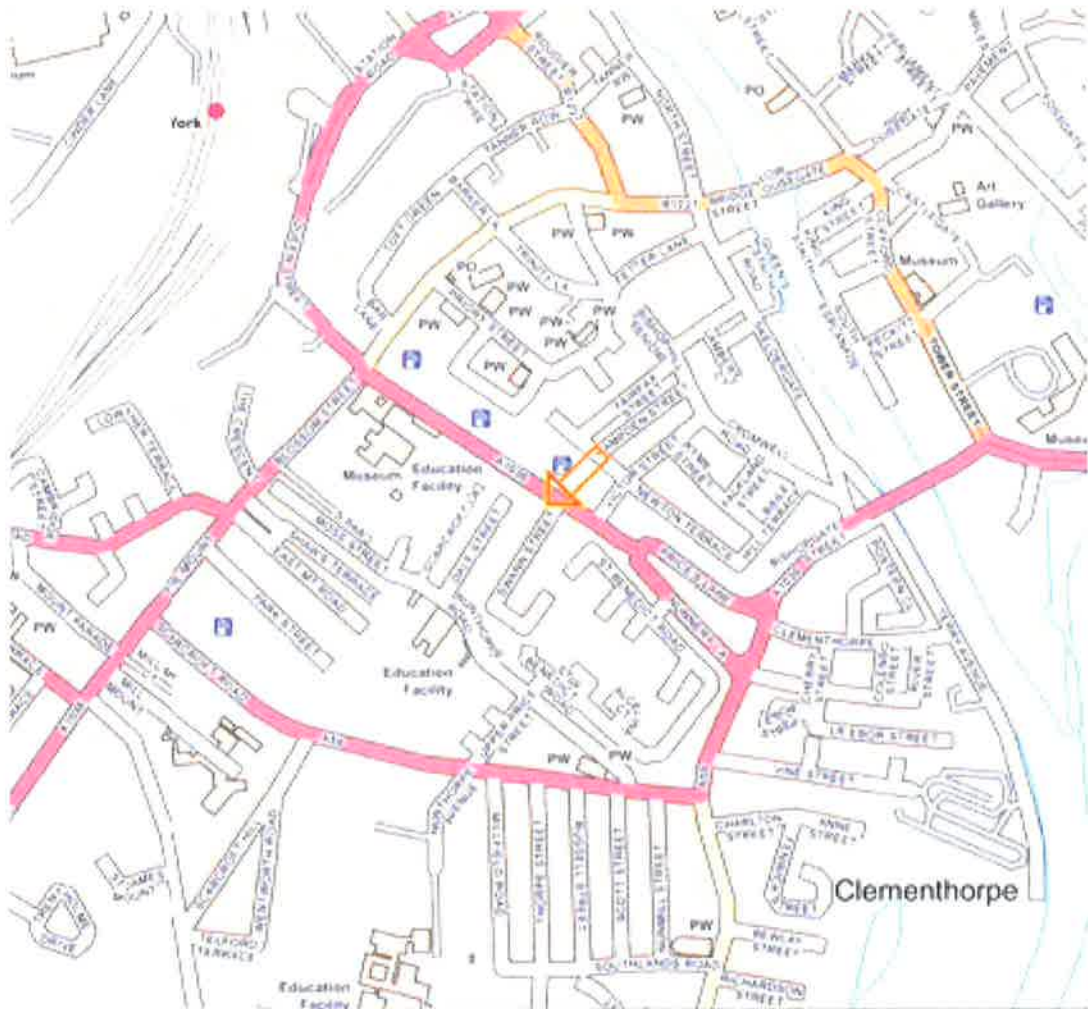
The successful purchaser will be required to provide the relevant information to satisfy the AML requirements when the heads of terms are agreed.

FURTHER INFORMATION

CARTER TOWLER
01904 217 941







IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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We the undersigned wish to nominate **The York Vaults, 47-49 Nunnery Lane, York**
YO23 1AB to be listed as an Asset of Community Value (ACV) by City of York Council

NAME	ADDRESS	SIGNATURE

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Council

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NAME	ADDRESS	SIGNATURE
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D. PAUL			

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NAME	ADDRESS	SIGNATURE
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