

DE GREY ROOMS

YORK



DE GREY ROOMS

ST LEONARD'S PLACE, YORK, YO1 7HE

AVAILABLE TO LET - 10,475 SQ FT

A LANDMARK HERITAGE BUILDING IN THE HEART OF YORK
AN OUTSTANDING LEISURE & ENTERTAINMENT VENUE OR ALTERNATIVE USE SUBJECT TO PLANNING

A RARE OPPORTUNITY TO LEASE ONE OF YORK'S MOST DISTINGUISHED HERITAGE BUILDINGS

The De Grey Rooms offer an exceptional opportunity to secure a **Grade II*** listed early-Victorian landmark at the centre of York's cultural quarter.

With its grand ballroom, elegant period architecture, and high-profile location opposite York Art Gallery and Exhibition Square, the property provides a prominent and prestigious setting for an ambitious commercial occupier.

Suitable for a wide range of uses - hospitality, cultural, creative, workspace, worship or destination-led - the building combines large spaces that have inherent flexibility with exceptional architectural character.

Key Highlights

- **Grade II*** listed early-Victorian landmark (1841-42)
- **Prime city centre location** on main York thoroughfare/transport route
- **Immediate proximity** to Bootham Bar, York Art Gallery, Exhibition Square, King's Manor & York Theatre Royal
- **Significant footfall** from York's thriving visitor and night-time economy
- **Grand first-floor ballroom** with two-storey height and minstrel gallery
- **Flexible commercial potential** with planning consent for mixed use commercial (Class E) and Place of Worship (Class F1(f))
- **Exceptional architectural character** suitable for high-end brand positioning
- **Prestigious address** in York's cultural and heritage heartland
- **Rare licenced opportunity** with unrestricted opening hours

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AT THE CENTRE OF YORK'S CULTURAL & HERITAGE QUARTER

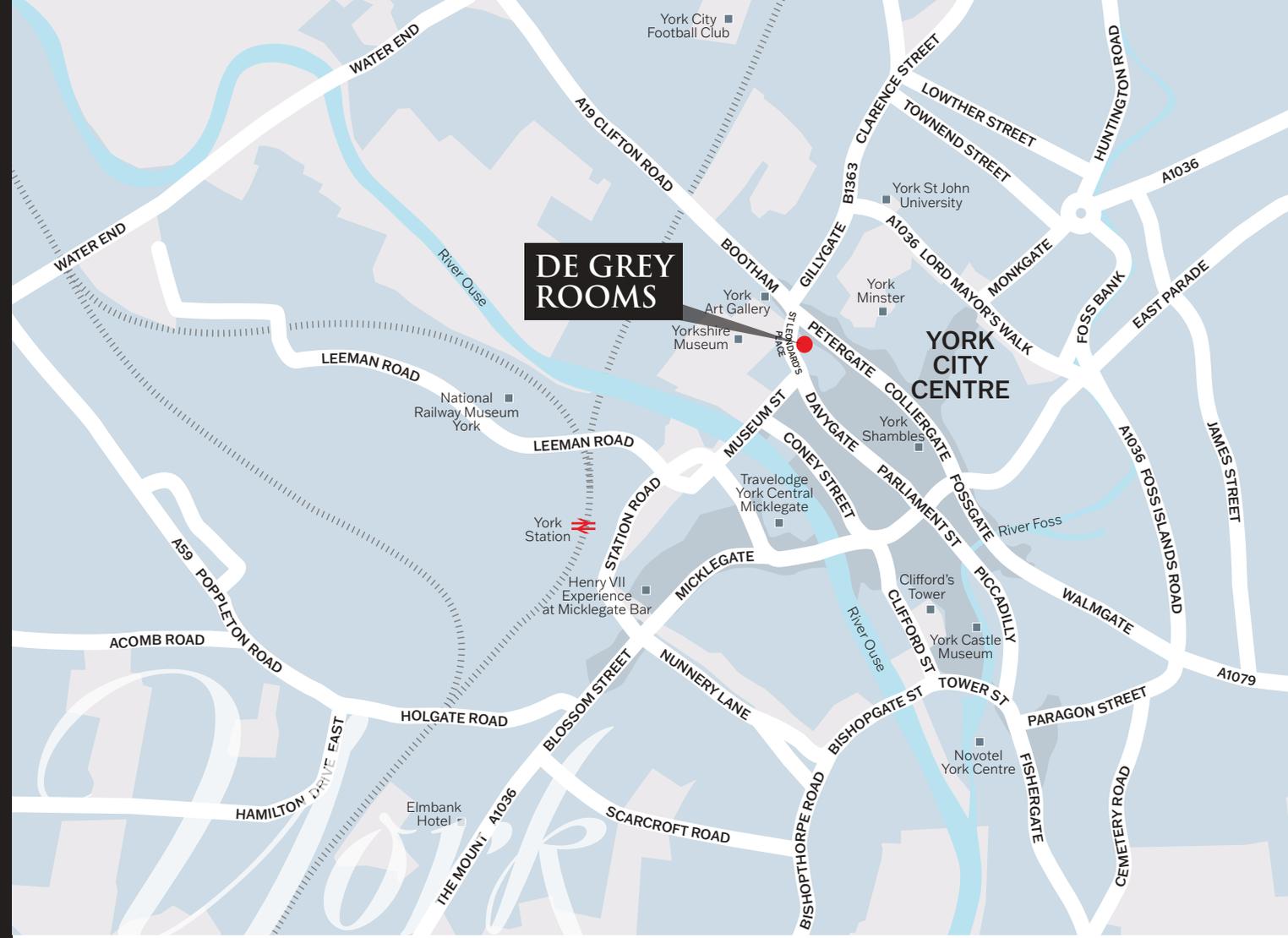
The De Grey Rooms are located on **St Leonard's Place**, York's only Regency-styled street, distinguished by its elegant crescent of white-rendered buildings. Set within the historic city walls, St Leonard's Place is widely regarded as one of the city's most prestigious addresses.

St. Leonard's Place forms one of the **main York thoroughfares / transport routes**, delivering seamless access to all areas of the city, the outer ring road, and regional routes.

The building sits:

- Adjacent to **Bootham Bar** to the north
- Beside **York Theatre Royal** to the south
- Opposite **Exhibition Square, York Art Gallery**, and **The King's Manor**

York Minster, Museum Gardens, city-centre retail, hotels, dining, and transport hubs are within easy walking distance, ensuring visibility, convenience, and strong customer flow.



YORK

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A HIGH-PERFORMING VISITOR & COMMERCIAL CITY

York continues to demonstrate one of the strongest city-centre economies in the North of England.

With **9.4 million visitors (2024)**, a thriving evening economy, established cultural institutions, and strong regional and national connectivity, the city provides an exceptional platform for commercial operators in hospitality, culture, workspace, and events.

Key strengths include:



Robust visitor numbers supporting year-round footfall



Strong night-time economy driven by dining, entertainment, and cultural attractions



Award-winning heritage city with exceptional brand recognition



Strategic rail links: London <2 hours; Leeds/Manchester 20–60 minutes



Diverse occupier base across culture, education, digital, creative and professional sectors





A BUILDING OF ARCHITECTURAL DISTINCTION

Constructed in **1841** and designed by noted regional architect **G T Andrews**, The De Grey Rooms are a striking example of Regency architecture, distinguished by their grand façade and commanding street presence.

The property comprises a **two-storey building with extensive basement**, finished in white-painted render with sash windows, a balcony to the first floor, and a flat lead roof with lantern feature.

Internally, access is via a central entrance hallway, with two office areas leading off either side. The entrance hall provides access to the principal staircase, service staircase, lift, WC facilities, and a rear office suite located on a mezzanine level above the basement. From the mezzanine, the basement can be reached, where an office area sits beneath the mezzanine and opens into a succession of storerooms finished with a mix of tiled and stone floors, painted walls and ceilings, and energy efficient lighting. The basement is also accessible via both the lift and the service staircase.



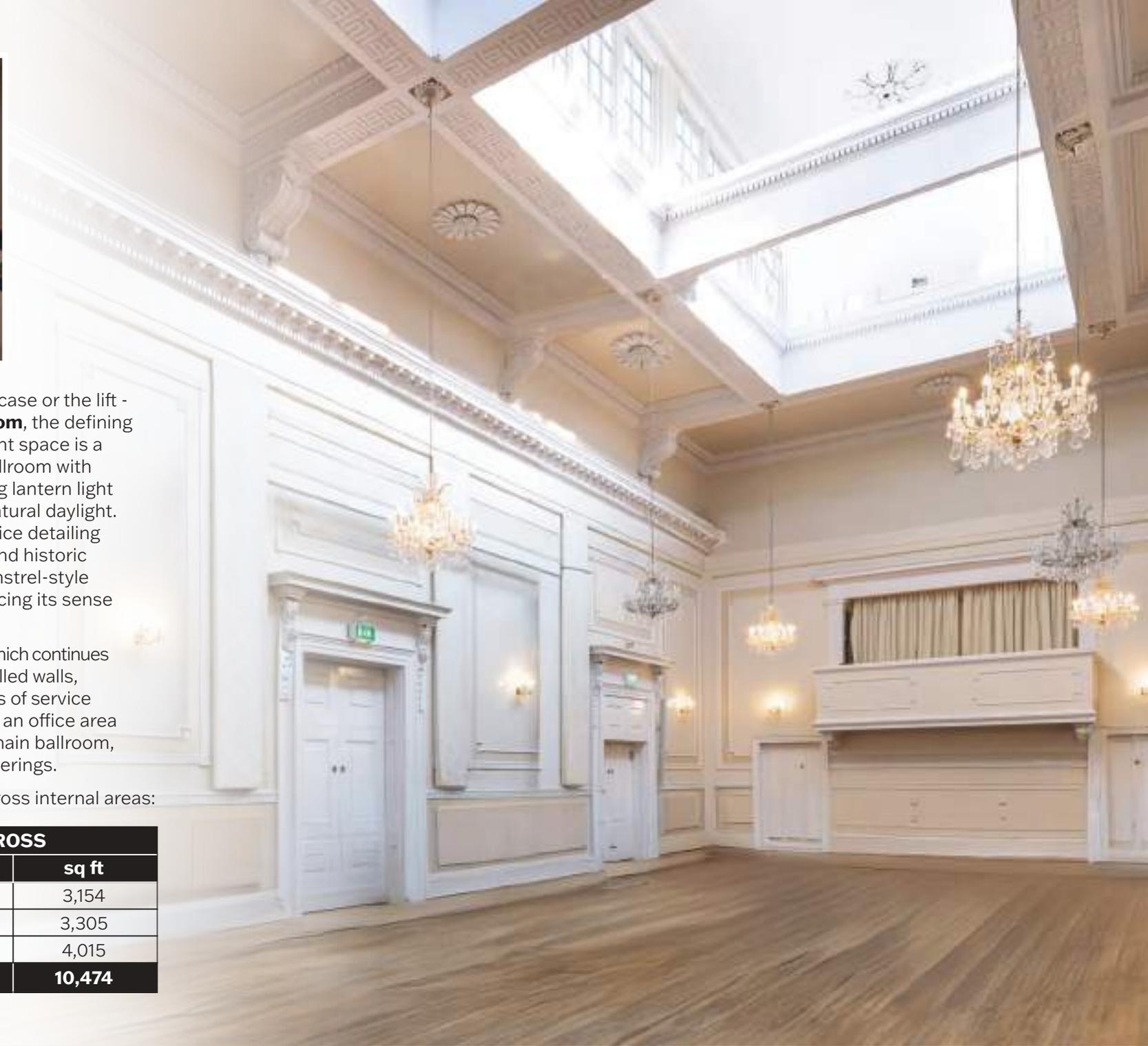


The first floor - reached by either staircase or the lift - is dominated by the **main hall/ballroom**, the defining feature of the building. This magnificent space is a grand, two-storey-high rectangular ballroom with an expansive floor space and a striking lantern light overhead that floods the room with natural daylight. Decorative panelling and refined cornice detailing enrich the walls, creating an elegant and historic atmosphere. At the eastern end, a minstrel-style gallery overlooks the ballroom, enhancing its sense of drama and ceremonial scale.

Adjacent to the ballroom is the bar area, which continues the theme of quality finishes with panelled walls, and a corniced, painted ceiling. A series of service rooms - including WCs, a kitchen, and an office area - are conveniently positioned off the main ballroom, supporting its use for events and gatherings.

The property provides the following gross internal areas:

	GROSS	
	sq m	sq ft
Basement	293	3,154
Ground	307	3,305
First	373	4,015
TOTAL	973	10,474



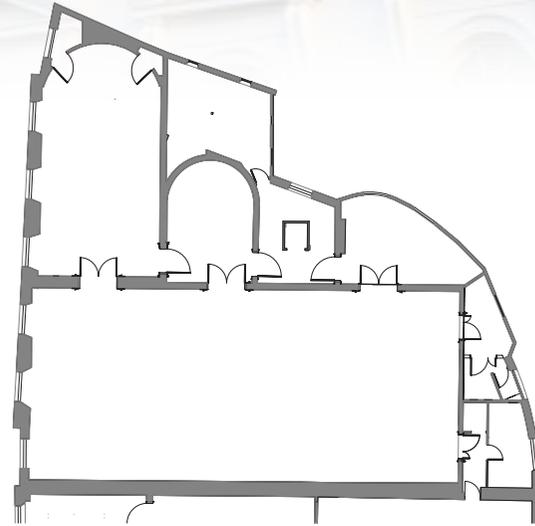
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A LANDMARK SETTING FOR AN AMBITIOUS COMMERCIAL OPERATOR

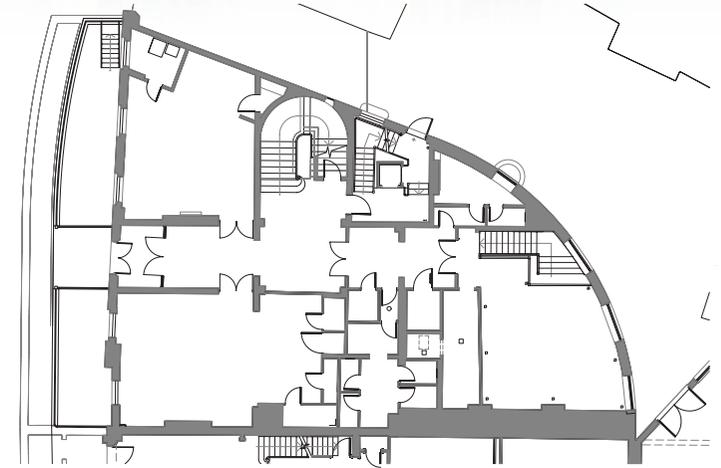
Potential Uses (STP):

- Hospitality / Events Venue
- Cultural or Creative Industry HQ
- Destination Restaurant / Bar
- Exhibition or Gallery Space
- Corporate Headquarters / Premium Offices
- Hybrid Workspace / Studios
- Educational / Cultural Institution

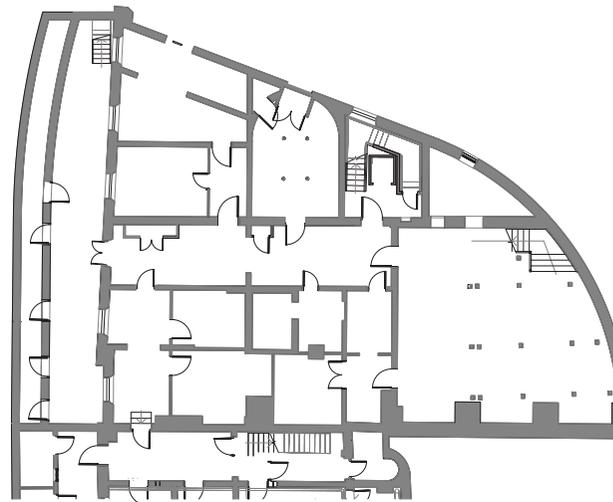
The building's iconic façade, central position, and adaptable internal volumes make it uniquely suited for a flagship occupier seeking heritage prestige with modern potential.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



“A LANDMARK OPPORTUNITY IN THE HEART OF HISTORIC YORK”

LICENCES

The property currently has a licence for the following activities:

Plays, Films, Live Music, Recorded Music, Performances of Dance, Activities like music/dance, Late Night Refreshment, Supply of Alcohol

The property previously had a wedding licence which lapsed on 23rd October 2025. Recent discussions with City of York Council, confirm that this could be renewed.

PLANNING

Grade II* listed, the property current has planning permission for mixed use commercial Class E and Place of Worship Class F1; suitable for multiple commercial uses (STP).

TERMS

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£150,000 per annum exclusive.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole letting agent:



STAPLETON
WATERHOUSE

alastair@stapletonwaterhouse.com

01904 622226

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