

HIGHLY PROFITABLE BUSINESS FOR SALE

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



HELMSLEY OUTDOORS, MARKET PLACE, HELMSLEY, YO62 5BL

FANTASTIC OPPORTUNITY TO PURCHASE A WELL MANAGED AND PROFITABLE OUTDOOR CLOTHING SHOP

SPECIALISING IN SALES OF BRANDS SUCH AS MERRELLS, BERGHAUS, REGATTA AND JACK WOLFSKIN

LOCATED IN THE HEART OF THE STUNNING MARKET TOWN OF HELMSLEY IN SPACIOUS PREMISES

BUSINESS FOR SALE DUE TO RETIREMENT

CURRENT TAKINGS OF £10,000-11,000 PER WEEK INCLUDING VAT

FOR SALE - £34,950

FOR THE LEASE, BUSINESS GOODWILL, FIXTURES AND FITTINGS. STOCK IN ADDITION

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

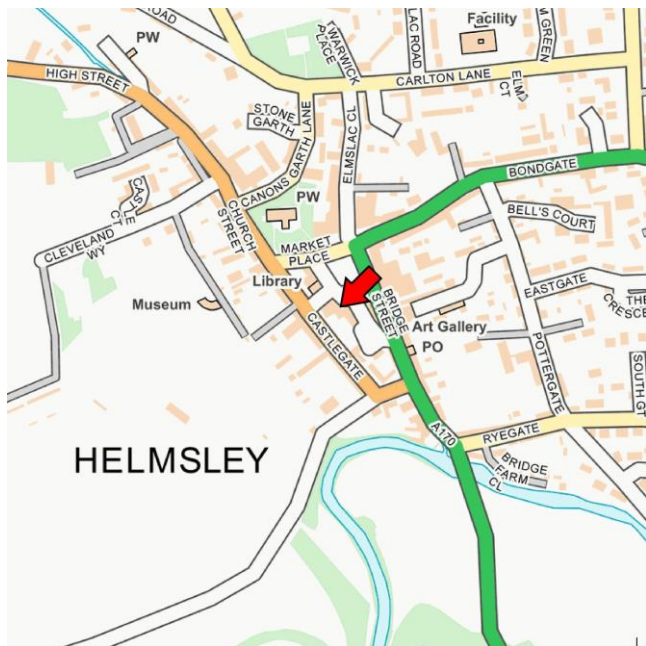
DESCRIPTION

Helmsley Outdoors was established in 2013 and generates sales from both local shoppers and visitors to the town. The business specialises in the sale of outdoor adult and childrens clothing such as fleeces, waterproof jackets and footwear plus associated accessories such as hat, gloves, bags, general outdoor equipment and a range of gifts.

Despite the trading restrictions imposed throughout 2020 and into 2021, the business has shown excellent resilience and stability to improve average turnover levels.

LOCATION

The business is located in the heart of the popular and attractive market town of Helmsley. It is a busy location for visitors to this part of North Yorkshire and provides an excellent range of independent retailers. The property is situated in Market Place where the main retail activity takes place.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards. The unit provides the following net internal floor areas:

Description

Front Sales Area	28.49 sq.m. (307 sq.ft.)
Rear Sales Area	64.37 sq.m. (693 sq.ft.)
Staff/Stock Room	8.62 sq.m. (93 sq.ft.)

Toilet Facility	
Upper Sales Area	20.56 sq.m. (221 sq.ft.)
Lower Sales Area	21.80 sq.m. (235 sq.ft.)
Store	10.79 sq.m. (116 sq.ft.)
Under Floor Store	Not measured – restricted height

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

LOCAL AUTHORITY

Ryedale District Council.

RATING

Rateable Value: £21,000

Rates Payable 2021/22: £2,675 (with rating relief)

TERMS

A new lease will be put in place on terms to be agreed.

TRADE & BUSINESS

Helmsley Outdoors is operated seven days a week by two part-time proprietors, assisted by six part-time members of staff working flexible hours.

The business has achieved increasing average turnover levels over the past two years despite the lockdown restrictions reducing the trading months and currently achieves a turnover of £10,000-£11,000 per week including VAT, with a gross profit margin of 50%. During the year to 31 January 2021, the average weekly turnover for business was 26% higher than the previous year, despite the trading restrictions. Financial information will be made available to seriously interested parties following a formal inspection of the property.

COSTS

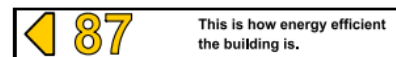
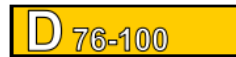
Each party is to be responsible for their own legal costs, however the purchaser will be required to meet the landlord's proper legal and administration costs in connection with the new lease. If the purchaser withdraws from the transaction, it would be expected that they would cover both the landlord and vendor's legal costs, up to that point.

VALUE ADDED TAX

VAT may be chargeable on the sale price and the rent and, if appropriate, this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.



AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - that he has relied solely on his own judgement and or that of his advisers;
 - that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - to make no approach to the vendors or lessors or their staff in any way;
 - to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C1964

25 August 2021