

FOR SALE

**BARRY
CRUX** & COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



RESTAURANT PREMISES GEORGE HUDSON STREET, YORK, YO1 6LP

OPPORTUNITY TO ACQUIRE A LONG-ESTABLISHED RESTAURANT BUSINESS

LOCATED IN THE CITY CENTRE OF YORK, WITHIN CLOSE PROXIMITY OF THE RAILWAY STATION

POSITIONED ON A BUSY THOROUGHFARE FOR VEHICULAR TRAFFIC

GROUND FLOOR GROSS INTERNAL AREA OF CIRCA 136.06 SQ.M (1,465 SQ.FT) PLUS BASEMENT STORES & TOILET

BUSINESS FOR SALE - POA

LEASEHOLD, BUSINESS GOODWILL, FIXTURES & FITTINGS PLUS STOCK AT VALUATION

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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Regulated by **RICS**

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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

The premises provide a ground floor and basement unit within a large attractive 4-storey (plus basement) grade II listed building. The upper floors of the property provide office accommodation, whilst the ground floor units supply retail and catering style units.

The subject premises provide a ground floor restaurant area with open bar and open kitchen to one end. Beyond the restaurant is a fully equipped kitchen, service hall, male and female toilets and basement stores. To the rear of the unit is a delivery bay, which is accessed off North Street.

LOCATION

The business is located on George Hudson Street, which provides an important thoroughfare through the city centre. George Hudson Street connects into Micklegate, to the south, and Rougier Street, to the north.

The business premises are located approximately 7 minutes' walk from the train station and approximately 5 minutes' walk from the core shopping streets.

ACCOMMODATION

Description

GROUND FLOOR

Restaurant	11.61m (max) x 9.63m (max)
Open Kitchen	4.23m x 2.27m
Kitchen	5.12m x 5.11m
Gents Toilet	-
Ladies Toilet	-
Service Hallway	-

BASEMENT

Storage	5.01m x 7.93m
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SERVICES

We understand the property has the benefit of mains gas, water, electricity and drainage. The restaurant has the benefit of air-conditioning.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

Rateable Value: £24,250

Please contact the Local Authority for further information.

AGENTS' NOTE

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

- (i) 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;
- (ii) 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;
- (iii) 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;
- (iv) 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;
- (v) 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:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) 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;
 - c) 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.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) 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.
- (vii) 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.
- (viii) 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 C1866

FIXTURES AND FITTINGS

The property and business is being sold as a fully fitted out and equipped trading unit, and an Inventory of the trade fixtures and fittings and equipment included in the sale will be prepared in due course.

TENURE

The property is the subject of an effective full repairing and insuring lease which commenced 18 January 2016 and expires on 30 January 2028. It provides for a rent of £25,000 per annum + VAT, with the next rent review and break clause being 30 January 2023.

TRADE & BUSINESS

The outlet is operated on a full-time basis by one full time proprietor, one full time manager, one full time chef, which are assisted by a variety of part time staff working variable hours, as required. The outlet currently trades 7 days per week, being 12 noon until 2:30pm and 5:00pm until 11:00pm Monday to Friday and 12 noon until 11:00pm Saturday and Sunday.

Financial and trading information will only be supplied to seriously interested parties, at the discretion of the vendor, following a formal inspection of the property.

LICENCES

The property operates with the benefit of a Premises License under reference CYC - 009303.

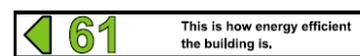
Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

VALUE ADDED TAX

Value added tax may be chargeable on the sale price and the rent and if appropriate this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 61. A full copy of the EPC is available upon request.



VIEWING

Strictly by appointment with the sole selling agents.

28 October 2019