

FOR SALE

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



PLONKERS WINE BAR

5 CUMBERLAND STREET, YORK YO1 9SW

- CITY CENTRE THRIVING OUTLET
- TRADING ON TWO FLOORS WITH UP TO 82 COVERS
- BENEFITTING FROM RIVERSIDE EXTERNAL SPACE FOR 40 COVERS
- LONG AND WELL ESTABLISHED BUSINESS WITH WET SALES AND CATERING OFFERING
- HIGHLY PROFITABLE OUTLET

FOR SALE - £1,200,000 FOR THE FREEHOLD, THE GOODWILL AND THE FIXTURES AND 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.

LOCATION

The property is situated on Kings Staith and is reached from Ouse Bridge by way of steps onto the Staith, and to Cumberland Street, where the property is immediately on the right. From Clifford Street enter Cumberland Street and the property is towards the bottom of that on the left hand side.

Description

GROUND FLOOR

Front Entrance:	Double doors from pavement; Stairs to First Floor; Steps down to;
Lounge Bar:	16.27m x 4.92m; Exposed mock ceiling beams; Exposed brickwork; York stone flagged floor; Loose tables and chairs; Seating for around 60 plus standing area; Aircon/heat exchange units; Cast iron radiators; Facilities include sound system, TV monitor screens, AWP;
Servery:	Polished granite counter, exposed brickwork beneath, glass and bottle shelves under; Double drainer stainless steel sink unit; Non slip floor; Backfitting with timber work surface; Space for cold drinks cabinets; Electric dumb waiter to kitchen;

FIRST FLOOR

Bar:	4.87m x 9.21m max plus window seat recess; Recessed ceiling spots; Exposed brickwork to part; Stone tiled floor; Loose tables and chairs; Seating for 22;
Bar Servery:	Polished granite counter, exposed brick beneath, glass and bottle shelves under; Stainless steel sink with drainer; Wash hand basin; Non slip floor; Backfitting with polished granite work surface; Space for cold drinks cabinet; Door to Kitchen;
Kitchen:	6.84m x 2.01m; Part tiled walls; Single drainer double bowl stainless steel catering sink including wash hand basin; Gas and electric catering points; Aluminium cooker hood with extractor/trap; Non slip floor; Electric dumb waiter to ground floor servery;
Gents:	Stainless steel trough urinal; W.C. Wash hand basin; Fully tiled walls; Tiled floor;
Ladies:	2 w.c.s; Wash hand basin; Fully tiled walls; Tiled floor;
Rear Landing:	Emergency escape door to rear; Stairs to;

SECOND FLOOR

Landing:	Electric dumb waiter to lower floors; Non slip floor; Doors to Store and;
Preparation Kitchen:	3.1m w x 3.46m plus recessed window; Single drainer double bowl stainless steel catering sink; Wash hand basin; Gas and electric catering points; Stainless steel cooker hood/extractor/trap;
Secure Store:	Wall shelving, etc.
Store:	4.95m depth x 2.84m; Plumbing for washing machine; Freezers; Refrigerators; Non slip floor;

Beer Store:	2.83m width x 1.97m depth; Double doors to side for loading; Electric hoist to steel framework; Non slip floor;
Office:	2.82m depth x 2.21m width; CCTV system;
Dry Goods Store:	4.48m x 5.08m max width; Cooler unit;
Staff Facility:	W.C. Pedestal wash hand basin; Shower cubicle; Tiled walls; Radiator;
Kings Staith:	There is an area designated on the cobbles to the Staith for external trading. This accommodates 40 covers;

SERVICES

All mains services are connected. Central heating is provided by means of a gas boiler. There are also heat exchange/air conditioning units to the trading areas.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

Rateable Value: £53,800

FIXTURES AND FITTINGS

The property is being offered as a fully fitted out and equipped premises. An Inventory of Trade Fixtures, Fittings and Equipment included in the sale will be produced in due course.

LICENCES

The property benefits from having two Premises Licences. The first one relates to the Wine Bar and permits opening hours between 10 a.m. and 2.30 a.m. the following morning every day. It permits the sale of alcohol, late night refreshment, live and recorded music, performances of dance, facility for making music, facilities for dancing.

The second Premises Licence relates to the Pavement Café area on the Waterfront on Kings Staith. This permits opening hours between 10 a.m. and 9.30 p.m. every day. Alcohol may be served between 10 a.m. and 9 p.m. every day.

In addition to the above there is a Pavement Café Licence granted by City of York Council for the use of the Waterfront on Kings Staith, for which a licence fee of £3,000 per annum is payable.

There is also a Highways Licence in place permitting the movement of drinks and food between the Wine Bar and the Waterfront area.

TENURE

The property is offered for sale freehold.

TRADING INFORMATION

The outlet has been long established and operated as a family business for many years. It currently trades in the hands of three full time proprietors, who are assisted by a full time bar manager and head chef, as well as a further number of both full and part time staff.

The business opens from trading at 9.30 a.m. to supply breakfasts and the like, up to noon, with a food offering generally from noon until 10 p.m. last orders.

The bar opening hours have been variable in the past, recently trading between 11 a.m. and 11 p.m., but equally often until 2 a.m. the following morning during busier trading periods.

The business generates sales of an average of £17,000 gross per week, and has potential for high levels of profit to be achieved.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 94. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole selling agents.



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 C1978

03 September 2020