

BUSINESS FOR SALE

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



CAKES D'LICIOUS 61 CLIFTON, YORK, YO30 6BD

WONDERFUL VINTAGE TEA ROOM AND CAKERY

LOCATED IN THE POPULAR AREA OF CLIFTON AROUND HALF A MILE FROM YORK CITY CENTRE
ESTABLISHED IN 2012 AND SPECIALISING IN HOME-MADE CAKES, LUNCHES AND AFTERNOON TEA

TWO STOREY PREMISES WITH TWO TEA ROOM AREAS, SALES AREA AND KITCHEN

BUSINESS FOR SALE: £37,500

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

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

Cakes D'Licious is an independent vintage tearoom and cakery which offers a fantastic range of home-made cakes, breakfast, lunches and afternoon tea. The business trades from well appointed two storey premises with a vintage style which provides a welcoming atmosphere for customers to enjoy. In addition, Cakes D'Licious benefits from a good presence on social media platforms.

LOCATION

The business is located in the Clifton area of York which lies around half a mile from the City Centre in a popular area with direct frontage onto the main route into York.

ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides the following net internal floor areas:

Description

GROUND FLOOR	56.53 sq.m. (609 sq.ft) Comprising sales area and tearoom incorporating a kitchen and preparation area plus separate kitchen/store
FIRST FLOOR	27.47 sq.m. (296 sq.ft.) Comprising tearoom, staff room, store, office and customer toilets
OUTSIDE	To the front of the property is a forecourt with space for tables and chairs. To the rear is an enclosed yard.

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATING

Rateable Value: £10,750

The property should benefit from small business rates relief.

LEASE TERMS

The property is held by way of a 15-year lease from August 2012 at a current rent of £12,950 per annum. Rent reviews are on a five yearly basis. The landlord may require the incoming tenant to

provide a rent deposit and a new lease may be available subject to agreement with the landlord.

TRADE AND BUSINESS

Cakes D'Licious is well known for offering an excellent range of cakes and light meals which are made on the premises and available to customers within the tearoom and for take-away purchases. The premises are well fitted out and equipped with a large serving counter to the front sales area and a baking/preparation area to the rear with a range of catering equipment. There is seating over the two floors for up to 36 covers plus a small outside area.

The business operates five days a week (closing Wednesdays and Sundays) between 9.00am and 4.00pm. The staffing structure comprises a full-time proprietor, supported by two full-time and two part-time members of staff plus a cleaner.

There is potential for the business to obtain a license to offer alcohol with afternoon tea and possibly open in the evenings as a bistro. This is subject to obtaining the relevant consent.

Financial and trading information will be produced and provided in due course to seriously interested parties following an inspection. However, turnover for the year up to July 2022 was approximately £140,000.

FIXTURES AND FITTINGS

An inventory of the fixtures and fittings to be included in the sale will be prepared in due course.

COSTS

Each party is to bear their own legal costs in the matter and the purchaser is to meet the landlords legal and administration costs incurred in connection with the assignment of the lease/new lease. If the purchasers withdraw from the transaction, they would be required to meet the vendors and landlords legal and administration costs incurred.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D82. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole selling agents.

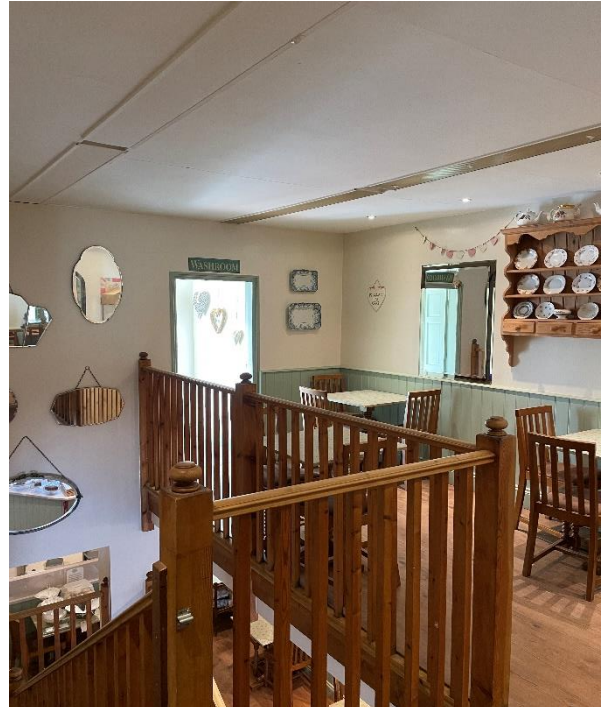
AGENTS' NOTE

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 C2004

12 February 2024



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