

THE OLD BUTCHERS

COFFEE SHOP

16A YORK STREET, DUNNINGTON,
YORK, YO19 5PN

**BARRY
CRUX** & COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



ATTRACTIVE COFFEE SHOP SITUATED IN THE AFFLUENT VILLAGE OF DUNNINGTON

CONVENIENT LOCATED IN THE HEART OF THE VILLAGE

FITTED OUT TO PROVIDE A TOTAL OF 35 COVERS (INSIDE AND OUTSIDE)

LOVELY PREMISES REFURBISHED AND FITTED OUT IN 2018

GREAT OPPORTUNITY TO CONTINUE BUILDING AN ALREADY ESTABLISHED AND POPULAR BUSINESS

FOR SALE - £59,500

FOR THE LEASE, 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

The Old Butchers Coffee Shop was established in 2018 by the current owners and has developed into a popular and welcoming place for both locals to the village and also visitors and passing trade to the Dunnington area. The business provides a wide range of brunch and lunch offerings, together with homemade cakes and freshly baked scones daily. Customers have the option to eat in or take-away.

LOCATION

The village of Dunnington lies around four miles to the east of York City Centre and is directly accessed off the A1079 Hull Road which then connects to the A64 dual carriageway around 1.5 miles to the west. Dunnington is a sizeable village with a primary school, a range of local shops and services, together with a sports centre and business parks.

ACCOMMODATION

The property provides the following accommodation:

| Description | |
|------------------|--|
| Front Sales Area | Providing a serving counter to one side with loose tables and chairs for 18, central heating and a display window to the front elevation. Wide opening to: |
| Rear Sales Area | Further comfortable seating for 9 customers, with central heating. |
| Side Lobby | Access to the catering kitchen and door to: |
| Customer Toilet | With WC, wash hand basin in vanity unit, heated towel rail and window |
| Catering Kitchen | Fitted out with a non-slip floor, laminate clad walls, stainless steel work surfaces, sink unit, wash hand basin, door to outside. |

To the front of the property is an area for customer seating. There is also two storage sheds and two parking spaces provided.

SERVICES

We understand that all mains services are connected to the property.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£5,000

TERMS

It is envisaged that the purchaser will enter into a new lease direct with the landlord. The current rent is understood to be £10,560 per annum.

TRADE AND BUSINESS

The business offers a selection of brunch options including Eggs Benedict, breakfast sandwiches, pancakes, porridge and a 'butchers' cooked breakfast. Lunch includes hot and cold sandwiches, soups and warm savoury tarts. Speciality cakes, brownies and scones are freshly baked daily. Beverages include their own blend speciality coffee, loose leaf teas, smoothies and milkshakes.

The Coffee Shop currently operates Wednesday to Fridays between 9.00am and 3.00pm and at the weekends between 9.00am and 2.00pm. The staffing structure is generally two full-time proprietors, assisted by one part time member of staff and casual part time staff during busy weekends.

Financial and trading information will be produced and provided in due course to seriously interested parties following an inspection.

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 and sale of the business. If the purchaser withdraws 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

An EPC is being commissioned and will be available in due course.

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.