

# FOR SALE

**BARRY  
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



## **HARRY'S BAR AND BISTRO** 9/10/11 PIER ROAD, WHITBY, YO21 3PU

CATERING AND BAR OPERATION IN PRIME WHITBY LOCATION

CONSISTENTLY HIGH LEVELS OF SALES

EXCELLENT PROFITABILITY

OPERATED LARGELY UNDER MANAGEMENT

GROUND FLOOR AND FIRST FLOOR TRADING AREAS WITH HIGH PROFILE SEATING AREA  
TO FRONT

ADJOINING BISTRO USED AS FEEDER UNIT

**FOR SALE FREEHOLD – PRICE ON APPLICATION**

**INCLUDING THE FREEHOLD AND LEASEHOLD INTERESTS, BUSINESS GOODWILL, FIXTURES AND  
FITTINGS + SAV**

**OR WOULD CONSIDER SALE OF THE BUSINESS AND FIXTURES AND FITTINGS, GRANTING A NEW  
LEASE**

**VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS**

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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.

## DIRECTIONS

The property is situated on the western side of the River Esk, adjoining the Town Centre, and on main thoroughfare to the Pier Head and Beach. From the Swing Bridge crossing the river connecting Church Street (east of River) with New Quay Road, follow the roadway on the western side of the river, past the Landing Stage, and the property is on the left-hand side.

## DESCRIPTION

The property is a mid-terrace building, being to three storeys, together with the Ground Floor only of the adjoining unit to the left-hand side, trading as a Bistro.

## ACCOMMODATION

**Forecourt Area** extending across the front frontage of Harry's Bar and the adjoining Bistro; Set out with range of loose tables and chairs and having an 'awning'.

### Description

<b>HARRY'S BAR Ground Floor</b>	Comprising Bar Area extending to approximately 60 sq. metres (645 sq. ft.) trading area; With a range of fixed and loose seating, tables, etc.; Bar Servery extending across the rear wall of the trading area'.
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<b>Rear Hall</b>	With spirit cupboard and small office.
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<b>Ladies Toilets</b>	2 W.C's, wash hand basin, laminate clad walls and ceramic tiled floor.
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<b>Gents Toilets</b>	W.C, 2 urinal pods, radiator, wash hand basin, laminate clad walls and ceramic tiled floor.
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<b>Beer Cellar</b>	With concrete floor.
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<b>First Floor</b>	Comprising Further Trading Area of around 43.2 sq. metres (465 sq. ft.); Set out with range of loose tables and chairs with up to 45 covers, for catering; Excellent views across the Harbour.
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<b>Catering Kitchen</b>	Stainless steel canopy with extraction and trap system, stainless steel cladding to walls; stainless steel work surfaces, stainless steel catering sink and wash hand basin, dishwasher system, non-slip floor, door to rear, 3 phase electricity supply.
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<b>Second Floor</b>	On the Second Floor there is a total of 4 en suite Letting Bedrooms, being fully fitted out and equipped, and generating high levels of income, enjoying around 98% occupancy.
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<b>THE BISTRO Ground Floor</b>	This extends to 48.5 sq. metres (522 sq. ft) trading area and is set out and arranged for a Bistro style catering operation. This is run in conjunction with Harry's Bar, which utilises part of the external forecourt. This is flexible space and could be adapted to provide a further 'Feeder Bar' to Harry's Bar, either for wet sales, or additional catering space of around 25 covers.
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## FIXTURES AND FITTINGS

All of the trade fixtures and fittings about the premises are to be included in the sale.

## SERVICES

All mains services are connected to both properties.

## LOCAL AUTHORITY

Scarborough Borough Council.

## RATEABLE VALUE

Rateable Value (Harry's Bar) - £25,250

Rateable Value (Bistro) - £15,750

## PREMISES LICENCE

Harry's Bar operates with a Premises Licence which permits the sale of alcohol for consumption on and off the premises between the hours of 10 a.m. and 12:30 a.m. the following morning each day. This also permits playing of recorded music. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

## TENURE

Harry's Bar is being offered for sale on a freehold basis. The Bistro is the subject of a lease.

In the alternative the vendors are prepared to consider a sale of the business, and the granting of a new lease of Harry's Bar. This will be on full repairing and insuring terms. The rent is to be agreed and will be payable and there will be a Service Charge provision for the tenant to reimburse the landlord the insurance premium in relation to the building's insurance on the building, plus any unusual items of cover required. In addition, the tenant will be required to pay a service charge in relation to any services which the landlord provides on a joint user basis. A term of 10 years is being offered, longer if required, by way of negotiation, but in multiples of 5 years, and with rent reviews at the end of every fifth year of the term.

The Bistro is the subject of a lease to the vendors, being for a term of 10 years from 22 February 2019. The rent is £22,000 per annum, and there is provision for a review of this rent on 22 February, 2024. The purchaser will be responsible for meeting the landlords legal costs, relating to the an assignment of the lease. Such assignment will be subject to the landlord approving the purchaser who will then become a tenant.

## THE TRADE AND BUSINESS

Harry's Bar operates in conjunction with the adjoining Bistro, trading seven days a week between the hours of 10am and midnight. There are two Directors of the Operating Company, who only play a minimum role in the day-to-day operations. The business is largely operated by a full-time manager, assisted by a full complement of other full time as well as part time staff.

Takings have been very consistent, with the exception of course of the period from March 2020 up to the middle of 2021. Financial and trading information will be supplied to seriously interested parties, following inspection, and an expression of serious interest.

## OPTIONAL ADDITIONAL LAND

There is a large parcel of land to the rear of the property, which is on the opposite side of the rear lane. This is currently used partly for storage purposes in conjunction with the operation of Harry's Bar. However, it is also considered suitable for the construction of a range of further holiday letting units, if required. This land therefore may be acquired separately, by way of negotiation.

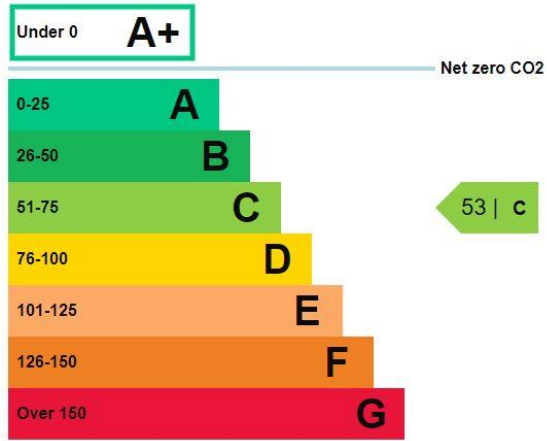
## AGENTS NOTE

At the front of the property currently extends by approximately 3 metres plus onto the footpath. There is a planning application to construct a balcony at first floor level.



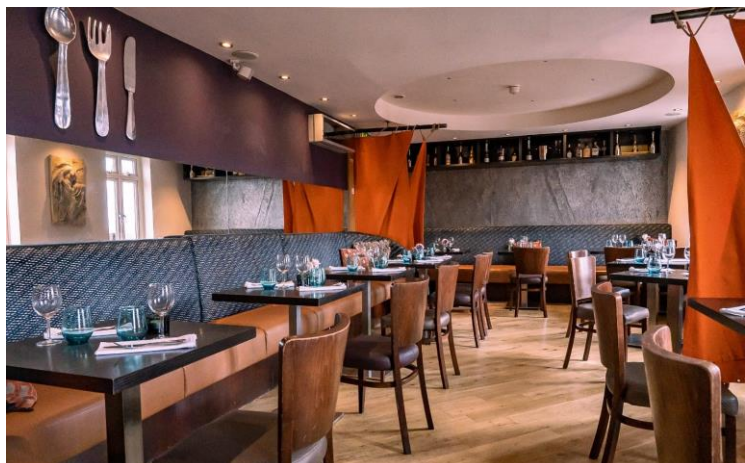
# ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is C.



# 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 C2047**

**07 October 2022**