

# FORTYFIVE VINYL CAFÉ

29 Micklegate, York  
YO1 6JH

**BARRY  
CRUX**  **COMPANY**  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



CITY CENTRE LOCATION WITH HIGH FOOTFALL

CLOSE TO OTHER LICENSED AND CATERING BUSINESSES

LICENSED CAFÉ-BAR WITH RETAIL OFFERING AND LIVE MUSIC

EXCELLENT CUSTOMER REVIEWS

EASILY MANAGED AND OPERATED WITH MINIMAL STAFF ASSISTANCE NEEDED

OPPORTUNITIES TO FURTHER EXPAND BUSINESS

## FOR SALE – £69,500

*FOR THE GOODWILL OF THE BUSINESS AND FIXTURES AND FITTINGS PLUS  
STOCK AT VALUATION. NEW LEASE AVAILABLE.*

*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.

## DIRECTIONS

From Micklegate Bar walking down the street towards the City Centre, the property is found on the right-hand side close to the traffic lights at George Hudson Street. From the City Centre, cross Ouse Bridge and the property is found on the left-hand side close to the traffic lights noted.

## ACCOMMODATION

Description	
CAFÉ-BAR	6.5m average x 11.78m max. Approximately 71 sq. m. (764 sq. ft.) of trading area; splayed and recessed entrance with half-glazed entrance door and glazed display windows, ceiling cornice with corbels and ceiling roses, dado rail, 3 radiators, stained timber boarded floor, set out for up to 48 covers, plus standing areas. Serving counter with timber countertop and boarding beneath, shelf under with space for cold drinks cabinet, side fitting with single drainer stainless steel sink, non-slip floor, and stairs to first floor store.
REAR HALL	Non-slip floor, access to:
TOILETS	Comprising one unisex facility with W.C. and pedestal wash-hand basin, half tiled walls, non-slip floor, and disabled/unisex toilet with W.C. and wash-hand basin, grab handles, baby change facility, radiator, half-tiled walls and non-slip floor.
SERVICE HALL	3.44m x 1.76m; radiator, non-slip floor, doors to rear emergency fire escape and:
KITCHEN	3.53m x 2.17m; part tiled walls, single drainer double bowl stainless steel catering sink, section of work surface, dishwasher point, non-slip floor
FIRST FLOOR	Stairs lead from the servery area to:
STORE/OFFICE	3.85m x 5.46m overall.
BASEMENT	There is access to a communal storage area for the whole building.

## FIXTURES AND FITTINGS

The café/bar is fitted out and equipped to a good standard with good quality fixtures and fittings. All of these are owned outright by the vendors, and will be transferred upon sale.

## SERVICES

All mains services are connected to the property. There is a service charge provision payable to the Landlord in respect of various services provided.

## LOCAL AUTHORITY

City of York Council

## RATEABLE VALUE

£20,750. The new Rating List for 2023 shows a new rateable value of £22,000.

## PLANNING AND STATUTORY MATTERS

The present use of the property is an established use. This is for the property to be used as a Licensed Café Bar, together with ancillary retail sales.

The property receives regular inspections by the Environmental Health Officer and has a five star Food Hygiene Rating.

## LICENCES

The property operates with the benefit of a Premises Licence permitting trade between the hours of 8am and 8pm, as well as up to 11pm for pre-arranged events. Seriously interested parties should make their own enquiries of the Licencing Authority in respect of the Premises Licence.

## TENURE

The Landlords of the property have indicated that they are prepared to grant a new lease for a term of up to ten years, at a rent of £22,000 plus VAT per annum, exclusive. This lease will be effectively of a full repairing and insuring nature, by virtue of a contribution through a service charge by the tenant, to the landlord as a contribution towards the maintenance and insurance of the building. The tenant will be responsible for all internal repairs and decoration, as well as the shop front.

## TRADE AND BUSINESS

The business is currently operated on a full-time basis by one proprietor, with the other proprietor playing an overseeing management role in relation to financial matters in particular. There is a variety of staff all of whom are on a part-time basis except one front-of-house person who works up to 30 hours per week. The business could easily operate with two full-time proprietors, with limited amounts of part-time staff attending.

The café bar is currently trading between the hours of 10am and 5pm on seven days per week, but during busier times of the year, it has operated in the past between 8am and 8pm. In addition, during regular evening gigs and events the trading hours go up to 11pm.

Live entertainment is offered fairly regularly, with up to thirty events per annum. Some of these are free of charge to customers, with others having a charge of between £5 and £15 per person. Private hire of the café is also available (currently charged at £90 + VAT 7pm-11pm).

The business has its own website which can be viewed at [www.fortyfiveuk.com](http://www.fortyfiveuk.com)

Forty Five Vinyl Café has been established for over 5 years, and has built up an excellent reputation with much repeat custom. Takings have been consistent, and there has been an extremely good recovery following the Covid Pandemic, with sales increasing to over £5200 gross per week. The

business enjoys good profits margins from its catering and drinks offerings and is on target to generate good levels of profitability.

Financial and trading information will be provided to seriously interested parties, following an inspection of the business.

### **COSTS**

The purchaser will be required to make a contribution up to a maximum of £1,500 plus VAT towards the Vendors' legal costs in relation to the sale.

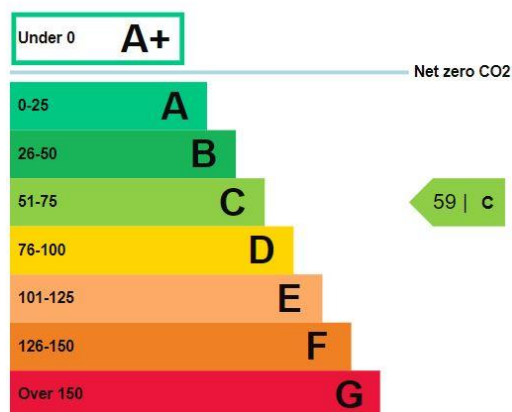
Once the negotiations have reached a point where a sale can be agreed, it will be subject to the purchaser agreeing terms with the Landlord of the property for a new lease. The Landlord has indicated a willingness to grant a lease in multiples of 5 years, and at a rent of £22,000 per annum exclusive.

### **VALUE ADDED TAX**

VAT may be payable on the sale price and is payable on the rent.

### **ENERGY PERFORMANCE CERTIFICATE**

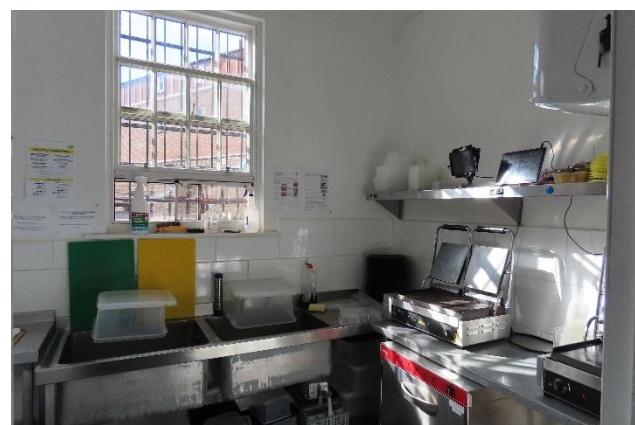
This property's current energy rating is C.



### **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 C2077**

**12 December 2022**