

JINNAH RESTAURANT & SITE

MALTON ROAD, A64 NEAR FLAXTON,
YORK, YO60 7SQ

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



PROMINENT A64 TRUNK ROAD LOCATION

ONLY 10 MILES FROM YORK CITY CENTRE

SIZEABLE SITE EXTENDING TO 1.2 ACRES APPROXIMATELY

LONG AND WELL-ESTABLISHED CATERING/LICENCED PREMISES

LARGE INTERNAL TRADING AREA PLUS KITCHEN ETC

OFFICE/LIVING ACCOMMODATION

SUITABLE FOR WIDE RANGE OF ALTERNATIVE USES (SUBJECT TO PLANNING CONSENT)

**FOR SALE – OFFERS IN THE REGION OF £650,000
FOR THE FREEHOLD, INCLUDING FIXTURES AND FITTINGS**

VIEWING: STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

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 York, head out of the City Centre in a north easterly direction and join the A64 signposted Scarborough. The property is easily found on the left-hand side (eastbound) of the A64.

DESCRIPTION

The property comprises a sizeable site, with the two storey main Restaurant/Licensed Premises building centrally positioned. The site has the benefit of two points of vehicular access directly off the A64.

ACCOMMODATION

Description

GROUND FLOOR Front entrance lobby leading into the open plan trading areas comprising bar area, restaurant, and conservatory. Off this leads the catering kitchen, storage areas and ladies, gents disabled persons' toilet facilities. This extends to over 4,000 sq. ft.

FIRST FLOOR This has the benefit of independent external access, to what was originally living accommodation, now used as offices and general storage. This extends to around 1,400 sq. ft.

OUTSIDE Large car park area to the front with access driveway to left-hand side to rear where there is further car parking. Various general storage buildings/facilities.

FIXTURES AND FITTINGS

The property is offered for sale with the benefit of all the trade fixtures, fittings and equipment. However, items which are branded "Jinnah" will be excluded from the sale.

LOCAL AUTHORITY

City of York Council.

PLANNING

The property is being sold in its current format and having an established use of that of restaurant/licenced premises. Offers which are made subject to planning consent being obtained for other purposes will not be considered.

RATEABLE VALUE

£34,250. In the April 2023 Rating List this is shown as £36,000.

PREMISES LICENCE

The property is being offered together with the benefit of the Premises Licence, if required. Seriously interested parties should make their own enquiries of the Local Authority Licencing Department about this.

TENURE

The property is understood to be freehold and unencumbered.

SERVICES

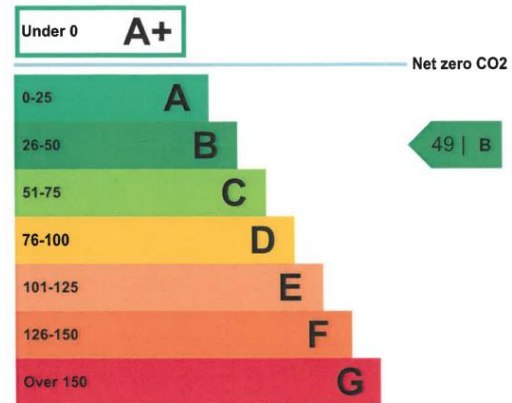
The property has mains electricity and water. Gas is provided by way of a large propane gas tank. Drainage is understood to be by septic tank system.

THE BUSINESS

The restaurant has traded successfully under the brand "Jinnah". This brand is specifically excluded from any sale, and the purchaser will be required to give an undertaking not to use this trading style.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of B49. A copy can be obtained upon request.



ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identity (e.g. Passport/Driving License) and two utility bills showing personal details.

VIEWING

Under no circumstances should any interested party directly approach the property, or any staff on the premises, as they are unaware of a prospective sale.

All interested parties should make an appointment to view through either of the Joint Sole Selling Agents or ourselves:-

JOINT SOLE SELLING AGENTS

Mark Brearley & Company, 28 Victoria Street, Skipton, BD23 1JE

Tel: 01274 595999.

Barry Crux & Company, 20 Castlegate, York YO1 9RP.

Tel: 01904 659990.

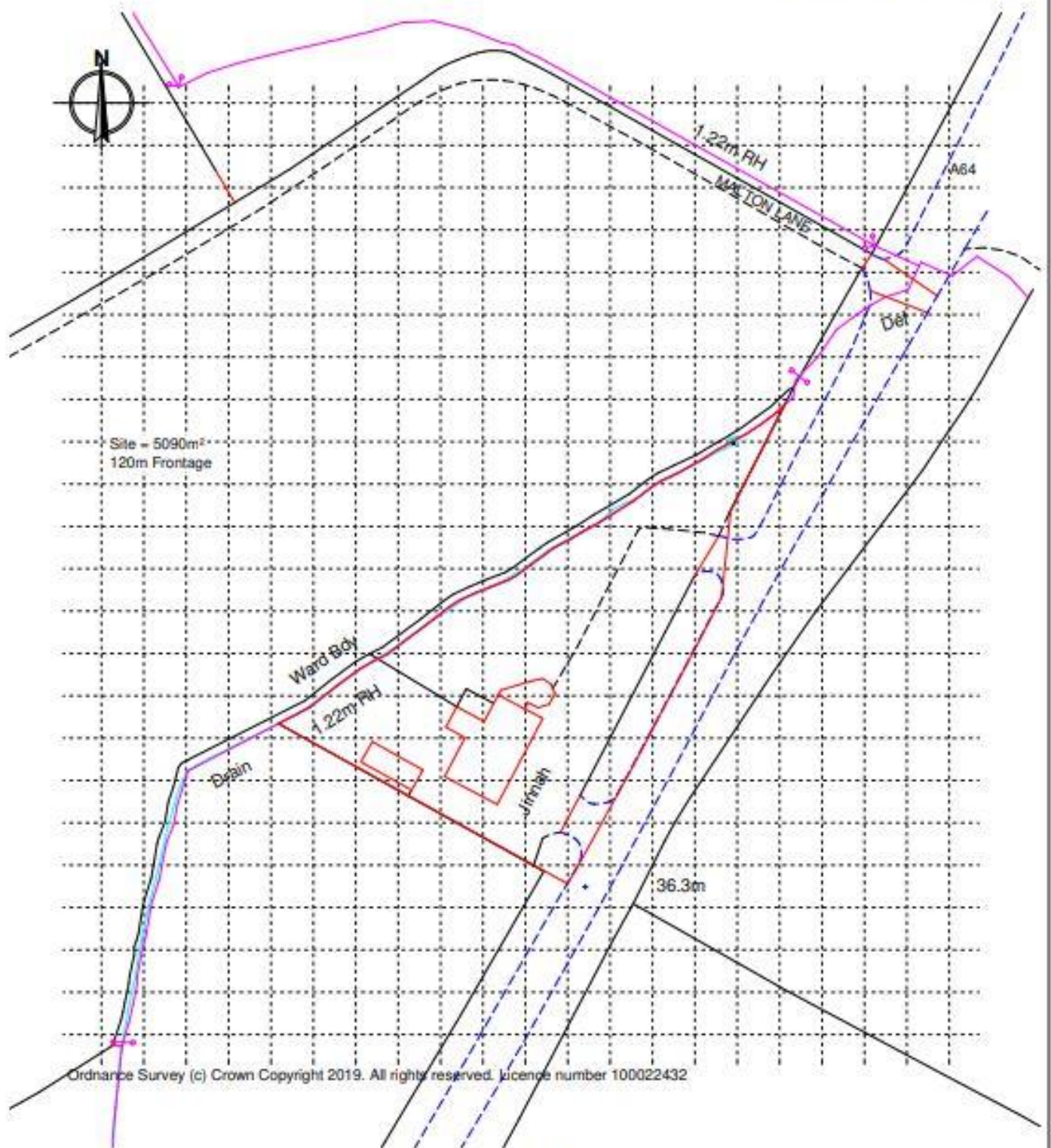




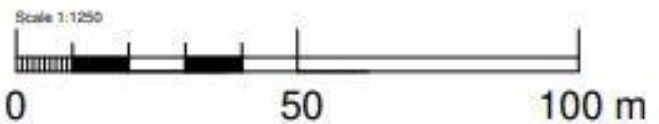
AGENTS' NOTE

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.



SITE LOCATION
1 : 1250



Laurie Reader Designs
ARCHITECTURAL SERVICES

84 BANKS LANE RIDGEMAN KEIGHLEY WEST YORKSHIRE BD20 5PJ
Tel: 01535 21084 Mobile: 07500 578250 laurie@rdesigns.co.uk



SA Properties
A64 Malton Rd
Flaxton
York
YO60 7SQ

Service Station

SITE LOCATION

Project number	465	465-01
Date	9 Dec 2019	
Drawn by	PT	
Checked by	LR	
Scale (@A4)		1 : 1250