

FOR SALE

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



KAWA HOUSE 74 CLARENCE STREET, YORK, YO31 7EW

SANDWICH & COFFEE BAR OPPORTUNITY, SITUATED WITHIN A DENSELY POPULATED AREA

EASILY MANAGED BUSINESS WITH MINIMUM LEVELS OF STAFFING REQUIRED

POPULAR WITH STUDENTS, YORK HOSPITAL, LOCAL BUSINESSES AND RESIDENTS

GROUND FLOOR SALES AREA WITH SEATING

BUSINESS FOR SALE - £34,950

LEASE, BUSINESS GOODWILL, FIXTURES & FITTINGS PLUS STOCK AT VALUATION

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

An opportunity to purchase a profitable fully equipped Sandwich Shop and Coffee Bar located on a busy route into York city centre. The business benefits from regular local custom generated from York Hospital, York St. John University, local commuters, and several nearby businesses.

Ideally located in a corner position with return frontage. Benefiting from a light and attractive ground floor unit offering a breakfast bar to one window, plus loose seating for 20 covers. Fitted out to a high standard providing refrigerated display cabinet, serving counter. Kitchen and staff toilet facility.

LOCATION

The property is situated a short distance to the northeast of the city centre fronting a busy arterial route into the city centre. The immediate area is a mixture of residential properties, student lets, and retail units.

The property is within approximately 300 yards of York District Hospital and little more than 100 yards from York St John University campus.

ACCOMMODATION

Description

GROUND FLOOR

Café/Sales Area	5.54m (avg) x 3.68m (max)
Kitchen	2.93m x 2.71m overall
Food Prep/Hallway	1.93m (max) x 2.05m (max)
Toilet Facility	-

FIXTURES & FITTINGS

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

SERVICES

The property has the benefit of mains water, electricity, and drainage.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£9,400 (from 1st April 2023)

TERMS

The property is offered by way of an assignment of the existing lease, which was granted on 7 September 2018 for a term of 6 years at an annual rent of £8,400 per annum, exclusive, payable monthly in advance.

TRADE & BUSINESS

The business has most recently been operated by two full time proprietors employing one full-time and one part time member of staff, as required. Trading hours are generally 8:00am to 3:30pm Monday to Friday. There is of course therefore an opportunity to improve turnover by extending the opening hours to include Saturdays and Sundays as well as possibly evenings.

The business offers a wide range of fresh, homemade sandwiches, artisan coffee, soups and cakes, as well as a variety of snacks and drinks. There is also potential to expand the outside catering if desired.

The business has seen a steady increase in turnover over the period of ownership. Accounting information will be made available to seriously interested parties following a formal inspection of the property.

COSTS

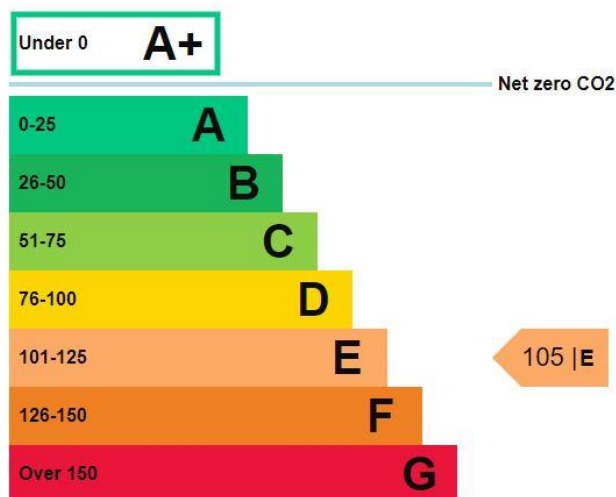
Each party are to be responsible for their own legal costs, however the purchaser will be required to meet the landlord's proper legal and administration costs in connection with the grant of a new lease.

VALUE ADDED TAX

Value added tax may be chargeable on the sale price and the rent and if appropriate this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is E.



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 C2082

3 February 2023