

COFFEE SHOP FOR SALE

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



RAE & WEBB

74 GILLYGATE, YORK, YO31 7EQ

LOVELY INDEPENDENT COFFEE SHOP WITH LOYAL CUSTOMER BASE

SITUATED IN A VIBRANT AREA OF YORK WITH AN ECLECTIC MIX OF INDEPENDENT TRADERS

CLOSE TO THE UNIVERSITY CAMPUS AND BENEFITTING FROM GOOD FOOTFALL

FITTED OUT TO A HIGH STANDARD CREATING A WELCOMING AMBIENCE FOR CUSTOMERS

FOR SALE - £39,500

FOR THE LEASE, BUSINESS 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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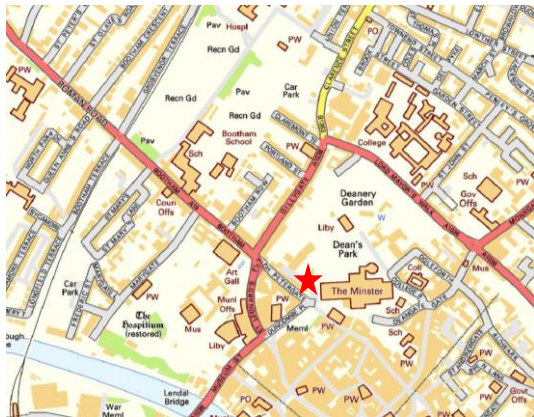
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

Rae & Webb comprises an independent coffee shop situated in a busy location on the edge of the City Walls of York and close to visitor attractions, shopping areas and a university campus. The business was established in 2016 and has built up a great reputation and maintained a loyal customer base. It represents an exciting opportunity to continue growing a business in a vibrant and eclectic area of York.

LOCATION

The property is situated on Gillygate which forms part of the inner ring road and is a popular area of the city, busy throughout the day with both footfall and vehicular traffic.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides a net internal area of approximately 39.33 sq.m. (423 sq.ft.).

Description

Café Area	With loose tables and seating for up to 24 covers and open plan to:
Preparation/Serving Area	With range of catering equipment including coffee machine, fridges, freezer, toaster, panini grill and blender plus work surfaces and sink unit
Rear Lobby	With cupboard and access to bin store
Toilet Facility	With WC and wash hand basin

SERVICES

Mains water, electricity and drainage are understood to be connected.

LOCAL AUTHORITY

City of York Council.

RATING

Rateable Value: £9,000 from 1 April 2023

LEASE TERMS

The property is held by way of a 15-year lease from 2012 at a current rent of £10,200 per annum. Rent reviews are on a five yearly basis. The landlord may require the incoming tenant to provide a rent deposit equivalent to three months' rent.

TRADE AND BUSINESS

The business offers a range of hot and cold drinks plus sandwiches, home-made cakes, toasties, brunch meals and soups, with many gluten free and vegan options. Rae & Webb currently operates Monday to Friday between 8.00am and 3.30pm and on Saturdays between 9.00am and 4.00pm. The staffing structure is generally a full-time proprietor, assisted by two part time members of staff.

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

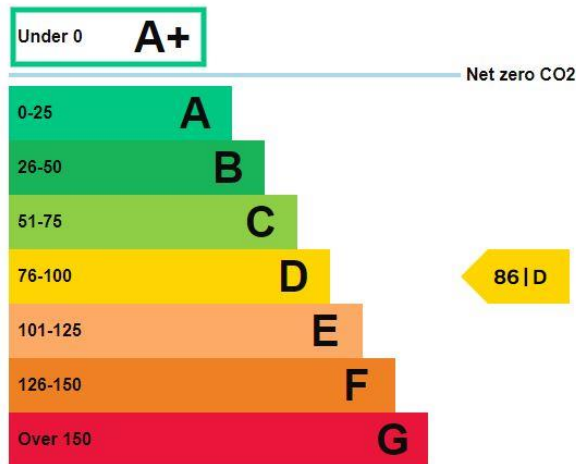
Each party is to bear their own legal costs in the matter and the purchaser is to meet the landlords legal and administration costs incurred in connection with the assignment of the lease/new lease and sale of the business. If the purchasers withdraw from the transaction, they would be required to meet 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

This property's current energy rating is D.



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 C1985

29 March 2023