

FOR SALE



JKs BAR

2-3 WELLINGTON ROAD, WHITBY YO21 1DY

TOWN CENTRE POSITION

WELL ESTABLISHED AND EXTREMELY POPULAR OUTLET

BENEFITS HAVING PAVEMENT LICENCE FOR TRADING ON FORECOURT

ATTRACTS LOCAL AND VISITOR TRADE

REGULAR ENTERTAINMENT - DJ, KARAOKE

ALL WET SALES - LIMITED CATERING; EASILY MANAGED WITH MINIMUM OF STAFF NEEDED

CAPABLE OF ACHIEVING PROFITS IN EXCESS OF £100,000 P.A.

FOR SALE - £ 149,500

LEASE, BUSINESS GOODWILL, FIXTURES AND FITTINGS PLUS SAV

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

JKs Bar is situated in the centre of Whitby and is easily found. Wellington Road connects Baxtergate with Victoria Square opposite the railway station. The property is prominently positioned with a long frontage to the street.

ACCOMMODATION

The premises form the Ground Floor of a larger building in the centre of Whitby. The upper floors are independently accessed, and there is no link between them and JKs Bar. The latter is situated on ground floor only.

Description	
GROUND FLOOR	
MAIN BAR AREA	10.58m x 9.41m plus recess; Wide frontage with display windows to street and double doors to Inner Lobby Area, leading directly into Main Bar; Open plan arrangement with fixed bar seating and loose tables and chairs; Seating for about 40, plus large standing areas. Having raised section to right hand side with DJ booth adjoining; Monitor screens.
BAR SERVERY	With laminate countertop with shelves under; Backfitting with laminate work surface; Space for cold drinks cabinets;
BOTTLE SERVERY	Situated to recessed area, with granite effect countertop; Nonslip floor; Backfitting with stainless steel work surface and space for cold drinks cabinets; glass washer point.
SNUG, SEATING APPROX. 20.	3.63m x 5.3m maximum; Fixed bar seating to two sides plus loose tables and chairs; monitor screens.
INNER HALL	Giving access to Toilets, Storage and Basement;
DISABLED PERSONS TOILET	W.C. Wash hand basin; Grab handles; Baby change facility; Vinyl floor covering;
STORE	1.14m x 2.64m; Electric hot water cylinder;
GENTS	Trough urinals; Wash hand basin; W.C.
LADIES	3 w.c.s; 2 wash hand basins in work surface; Vinyl floor covering;
REAR HALL	With door to side
BASEMENT	
HALL AREA	Having small, partitioned office leading off;
BEER CELLAR	4.7m x 4.85m;
DRY GOODS STORE	4.46m x 3.31m;
FURTHER STORE	1.98m x 1.02m; Restricted headroom;
OUTSIDE	The outlet has the benefit of a pavement licence for trading at the front. This can be set out with further seating.

FIXTURES AND FITTINGS

The premises are fitted out and equipped to a high standard, with good quality fixtures and equipment. This includes lighting, sound system, TV monitors and similar. An Inventory of Trade Fixtures, Fittings and Equipment to be included in the sale will be prepared in due course

SERVICES

Mains Water, Electricity and Drainage. Air conditioning system installed.

LOCAL AUTHORITY

Scarborough Borough Council.

RATEABLE VALUE

£49,000

PREMISES LICENCE

JKs 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 3 a.m. the following morning each day, except Sundays when the hours are 11 a.m. to 1 a.m. the following morning. This also permits the exhibition of films, performance of live music, playing of recorded music, and light refreshments. Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

TENURE

The lease is for a ten-year term from 29 September 2019, ending on 28 September 2029. The rent is £32,000 per annum with three yearly rent reviews. The tenant is responsible for all internal repairs and decoration, and there is provision for a Service Charge to be paid to the Landlord in respect of the maintenance, repair, insurance, etc. of the building as a whole.

THE TRADE AND BUSINESS

The outlet has a capacity of 190 persons. It generally trades all day, throughout the year, although variable depending upon how busy the town is.

JKs is fundamentally a wet driven business, with a limited catering offering.

It is extremely popular as a karaoke venue on Fridays, Saturdays, and Sundays, and in addition has a regular DJ working.

Averaged over the year the outlet generates sales of around £15,000 gross per week. It is a highly profitable business, for a partnership of two as the operators. Profits capable of achieving in excess of £100,000 per annum.

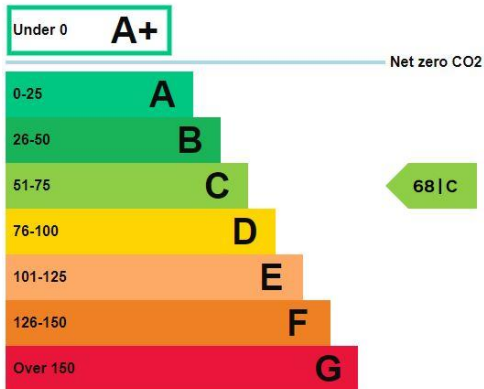
Detailed trading and financial information will be supplied to seriously interested parties, following inspection.

OTHER MATTERS

A planning application is to be submitted for a new frontage, to incorporate bi-fold doors opening up to the forecourt trading area.

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 C2092

12 June 2023