

# THE HAT SHOP

24 PAVEMENT,  
YORK, YO1 9UP

**BARRY  
CRUX**  **COMPANY**

CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



THRIVING AND LONG-ESTABLISHED BUSINESS

EXCELLENT TRADING RESULTS AND PROFITABILITY

FURTHER POTENTIAL TO ATTEND CHRISTMAS FAYRES AND SIMILAR

WEBSITE/INTERNET SHOPPING OPPORTUNITY

CITY CENTRE LOCATION OPPOSITE MARKS & SPENCER

HEAVY FOOTFALL

EASILY MANAGED WITH LIMITED STAFFING REQUIREMENTS

## BUSINESS FOR SALE – £135,000

For the lease, business goodwill, fixtures and fittings, plus  
stock at valuation (flexibility)

*VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS*

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Regulated by **RICS**<sup>®</sup>

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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.

## ACCOMMODATION

Description	
RETAIL AREA:	12.5m x 4.2m max, incorporating glazed display windows with electric screen heater to door, suspended panel ceiling with fluorescent panelled lighting. Additionally, there is surface mounted spot lighting and Mitsubishi air con/heating unit. At the rear of the unit; door to rear store.
CHANGING ROOM:	2m x 1.9m
REAR STORE/PASSAGEWAY:	3.3m x 3.7m max, stairs to upper floors and leading to: -
REAR HALL:	Door to rear yard and double door access to loading dock, with further access to: -
REAR EXTERNAL STORE:	2.07m x 1.66m
FIRST FLOOR	
LANDING/STAFF ROOM:	5.69m x 2.96m, stainless steel sink with single drainer, 2 WCs each with bracket wash hand basin, one having shower cubicle. Stairs to second floor, access to: -
FRONT STORE:	5.86m x 4.32m plus bay window, including night storage heater, bay window and ceiling cornice.
SECOND FLOOR	
LANDING:	Stairs to third floor with access to: -
INNER STORE:	2.43m x 4.0m plus recess with access to front and rear stores
FRONT STORE:	5.85m x 4.26m including bay window
REAR STORE:	4.02m x 3.60m
THIRD FLOOR	
LANDING:	Door to: -
INNER STORE:	3.58m x 3.96m access to rear stores
FRONT STORE:	6.05m x 4.15m, with exposed roof timbers and Georgian basket grate
REAR STORE:	4.02m x 3.6m
OUTSIDE:	To the rear of the property there is access for loading.

## FIXTURES AND FITTINGS

This business is to be sold on a fully equipped basis and a detailed Inventory of Fixtures and Fittings to be included in the sale will be prepared in due course. Stock is available to

purchase at valuation. CCTV system to shop with video recorder.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property.

## LOCAL AUTHORITY

City of York Council.

## RATEABLE VALUE

£26,500

## TENURE

The property is leasehold. The Landlord has indicated that he is prepared to grant a new lease to the purchaser for 10 years at a rent of £36,500 per annum. This will be subject to references etc.

## TRADE AND BUSINESS

The business is operated by two full-time proprietors with various part-time staff employed. The shop trades seven days a week between 10:00am and 5:30pm generally and 11:00am to 4:30pm on Sundays.

Accounting information will be made available to interested parties following a formal inspection of the premises. However, sales are noted to exceed £10,000 gross per week on average.

Additional income generated from stall at York Christmas Market (application made for 2023) and potential to attend other craft and similar fayres. Internet shopping can be easily developed.

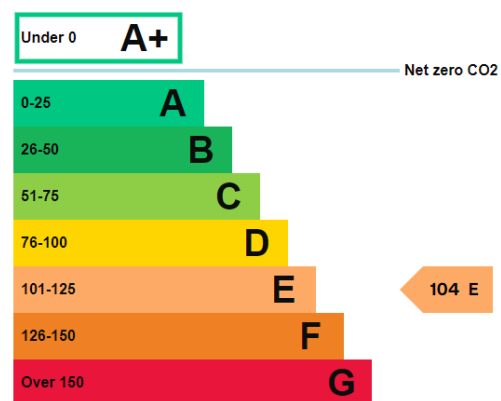
See website:

## 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 E.



## VIEWING

Strictly by appointment with the sole selling agents. Under no circumstances should any approach be made directly to the property, as the staff are unaware of any impending sale.





#### **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 C2093**

**18 July 2023**