

# INDIAN LOUNGE

Unit 1, 20-24 Swinegate, York,  
YO1 8AZ

**BARRY  
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



CITY CENTRE LOCATION

BUSY AND POPULAR CATERING/HOSPITALITY AREA WITH NUMEROUS SIMILAR OPERATIONS

CURRENTLY OPERATING AS INDIAN RESTAURANT BUT SUITABLE FOR WIDE RANGE OF SIMILAR FOOD FOCUSED  
BUSINESSES

85.80 SQ. M. OF RESTAURANT AREA

24.25 SQ. M. OF KITCHEN FACILITIES

SET OUT FOR MINIMUM OF 66 COVERS

EASILY MANAGED AND OPERATED WITH MINIMAL STAFF REQUIREMENTS

## FOR SALE: £135,000

For the business goodwill, lease, fixtures and 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.

### DIRECTIONS

Swinegate runs directly off Church Street, in the city centre, and links with Grape Lane and Back Swinegate. The property is easily found in Swinegate.

### ACCOMMODATION

Description	
RESTAURANT	15.08m overall x 5.69m max. Recess ceiling spotlights plus aircon units. Wood effect laminate flooring. Set out for 50 covers.
SERVING COUNTER	Laminate top, panelled beneath, shelving under, side and back fitting. Stainless steel wash-hand basin and sink. Space for cold drinks cabinet.
WAITERS STATION	2.86m overall x 1.37m max.
KITCHEN	5.6m overall x 4.3m max. Suspended ceiling with ceiling mounted fluorescent lights/diffusers. Stainless steel cooker hood with extractor and trap. Laminate clad walls. Gas and electric points. Double bowl stainless steel catering sink. Stainless steel wash-hand basin. Worcester gas boiler. Non-slip floor.
TOILETS LOBBY & VANITY AREA	
LADIES	W.C., wash-hand basin. Fully tiled walls and floor. Radiator.
GENTS	W.C., wash-hand basin. Fully tiled walls and floor. Radiator.

### SERVICES

All mains' services are connected.

### LOCAL AUTHORITY

City of York Council.

### RATEABLE VALUE

£20,000

### FIXTURES AND FITTINGS

Inventory of trade fixtures fittings and equipment to be included in the sale will be prepared in due course.

### LICENSES

The property operates with the benefit of a premises license for the sale of alcohol for consumption on the premises, generally when partaking of a substantial meal. Seriously interested parties should make their own enquiries direct of the local authority licensing department.

### TENURE

The property is the subject of a 15-year lease from 17 March 2014, which expires on 16 March 2029. The current passing rent is £23,500 per annum, and the next rent review will be on 17 March 2024.

The sale of the business will be subject to the assignment of the lease to the purchaser. The latter will be required to provide evidence and proof of funds sufficient to cover the purchase price, the stock valuation, legal costs, and any rent bond which the landlord may request. Interested parties will be required to provide information in relation to their business experience, CVs, and financial references from either business landlords or personal references, plus trade and bank references.

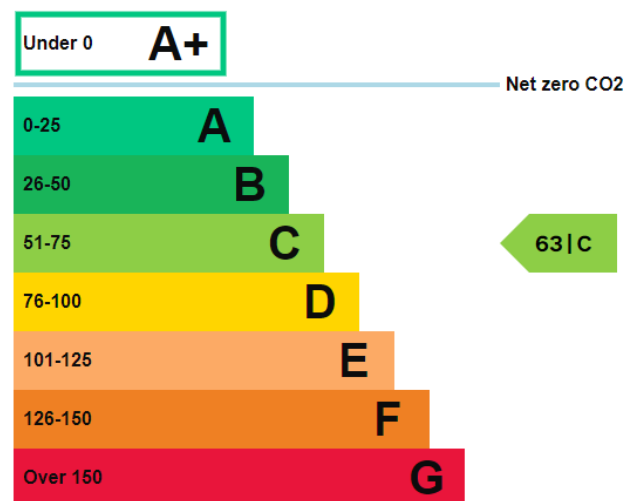
The purchaser will be required to make a contribution of £1500 plus VAT towards the vendors legal costs incurred in connection with the assignment of the lease and sale of the business.

### VALUE ADDED TAX

VAT will be chargeable at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is C.



### VIEWING

Strictly by appointment with the sole selling/letting 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 C**

**17 May 2023**