

THAI HOUSE
51 PRINCES AVENUE,
HULL HU5 3QY

BARRY
CRUX  **COMPANY**

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



A LONG, WELL ESTABLISHED RESTAURANT IN A PROMINENT POSITION

MINIMUM 66 COVERS

RECEPTION AREA WITH BAR

SPACIOUS MAISONETTE ON UPPER FLOOR

SITUATED IN POPULAR PRINCES AVENUE DRAWING TRADE FROM IMMEDIATE VICINITY AND FURTHER AFIELD

REGULAR AND PASSING TRADE OPPORTUNITY

SUITABLE FOR OTHER SIMILAR STYLES OF RESTAURANT OPERATION

**FOR SALE – £375,000 freehold, goodwill of the
business, and fixtures and fittings plus SAV**
**Business: £70,000 including fixtures and fittings, plus SAV
with new lease at £30,000 per annum**

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

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

Along Princes Avenue there is a significant number of restaurants, leisure and retail businesses. The property is prominently positioned and sits at the junction of Welbeck Street with Princes Avenue.

ACCOMMODATION

Description

GROUND FLOOR

RESTAURANT	6.91m x 8.27m plus 3.63m x 3.22m, 2.39m x 5.53m; with glazed display windows with return frontage, glass entrance door, partly screened; set out for 46 covers.
SERVERY	Polished copper counter to three sides, panelled beneath, shelving over, glass and bottle shelves, stainless steel wash hand basin.
REAR RESTAURANT	10.09m x 4.39m; recessed spotlights, stained timber boarded walls to 4'. Set out for 20 covers.
STORE	2.42m x 1.27m.
STAFF FACILITIES	WC, wash hand basin in vanity unit.
REAR HALL	Access to Toilets:-
GENTS	WC, wash hand basin, pod urinal, wash hand basin, electric radiator.
DISABLED PERSONS	WC, wash hand basin, grab handles and baby changing facility.
LADIES	2 WCs, 2 wash hand basins in vanity unit, electric radiator.
KITCHEN	6.25m x 3.29m; stainless steel cooker hood, extraction and trap system, gas and electric points, wok range, single drainer stainless steel catering sink, non slip floor.
SERVICE HALL	Door to side to street.
KITCHEN STORE	1.72m x 2.12 m; gas boiler.
PREPARATION ROOM	1.76m x 2.9m; single drainer stainless steel catering sink, stainless steel catering sink with wash hand basin, non slip floor.
REFRIGERATOR/FREEZER ROOM	3.94m x 3.09m; non slip floor.
SPIRIT CUPBOARD	

REAR GROUND FLOOR

ENTRANCE LOBBY With stairs leading to Living Accommodation.

FIRST FLOOR

LANDING With double radiator.

KITCHEN Single drainer stainless steel sink, worksurface, gas hob and oven.

BATHROOM Shower and w.c., pedestal wash hand basin, radiator.

LANDING Plumbing for washing machine, radiator.

SITTING ROOM/STORE

KITCHEN NO. 2 Laminate worksurface, single drainer stainless steel sink, gas cooker point, plumbing for dish washer.

BEDROOM 1 Bay window, double radiator, ceiling cornice. Double Room.

BEDROOM 2 Single.

SECOND FLOOR

LANDING

BEDROOM 3 Double.

BEDROOM 4 Double/single.

BATHROOM NO. 2 Panelled bath, hand shower, WC, pedestal wash hand basin, radiator.

FIXTURES AND FITTINGS

The business is being sold as a fully fitted and equipped restaurant premises and all items used in connection with that are included within the sale.

SERVICES

All mains services are connected. There is a gas fired boiler serving the first floor and second floor living accommodation, three phase electricity.

LOCAL AUTHORITY

City and County of Kingston upon Hull.

RATEABLE VALUE

£17,000

Council Tax Band:

LICENCES

The property operates with a Premises Licence. Seriously interested parties should make their own enquiries directly of the Local Authority Licencing Department.

TENURE

The property is held freehold, and title will be transferred accordingly if a purchase on this basis is made.

If the business is purchased and lease taken, then the premises will be let on a new lease. This will be for ten years, or longer in multiples of five if required. It will be of a full repairing and insuring nature. The tenant will be permitted to occupy the living accommodation himself, or with staff who occupy same on the basis of a service agreement directly related to employment. The tenant will be required to meet the Landlord's proper legal costs incurred in connection with the preparation and completion of the lease.

TRADING INFORMATION

The outlet has in the past operated seven nights per week, but hours have been restricted since Covid. There is of course no reason why any new owners should not trade again seven days a week. Currently trading is from Wednesday through to Sunday, between 5pm and 11pm each evening. Last orders are taken at 9pm.

The business operates by a full time proprietor, who employs a range of staff. There are four full time staff operating in the kitchen, one looking after front of house. In addition there are various part time staff, mainly students and people living in the immediate vicinity. There is a very large Thai community in the area.

Prior to covid the business achieved sales in excess of £10,000 gross per week, and enjoyed high levels of profitability. Sales have declined following covid, but the business continues to re-build its level of sales. It is considered that these should be capable of once again reaching £10,000 gross per week.

Financial information and trading details will be provided to seriously interested parties, following inspection.

The website is included in the sale and enquiries from same are directed to the e.mail address. These will pass to the purchaser.

VALUE ADDED TAX

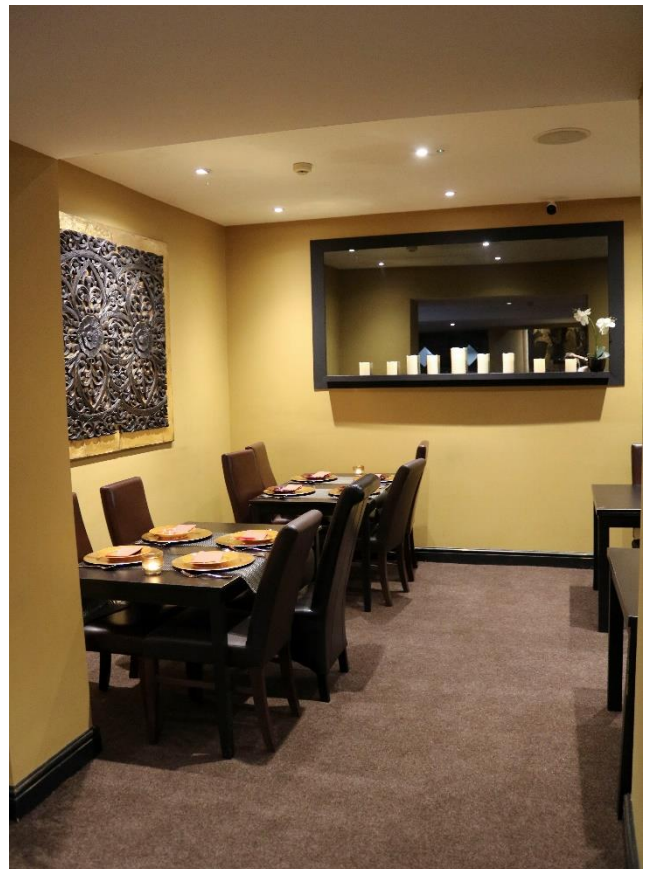
VAT may be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

VIEWING

Strictly by appointment with the sole selling agents.



AGENTS NOTE

The vendor also operates a successful outside catering business. The equipment for this may be acquired by separate negotiation. This includes gazebos, gas burners, serving area, quality copper and steel Thali ware, with matching cutlery, etc. Enquiries come through the website and other sources.

The property has in the past benefitted from having an advertising hoarding on the Welbeck Street frontage. It may be appropriate for the owner to make arrangements for this to be used again, subject to any consents needed. The site may be capable of producing a good source of additional revenue.

The business has delivery arrangements with Eat, Deliveroo and Uber Eats, but does not undertake any "in-house" delivery service. This could be readily introduced, thereby adding to revenue stream and profit.



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 C2117

10 January 2024