

**FIGAROS, 2 BIRDGATE,
PICKERING, YO18 7AL**

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



LONG AND WELL-ESTABLISHED ITALIAN RESTAURANT

STRONG LOCAL FOLLOWING

WELL-POSITIONED TO ATTRACT TOURIST AND PASSING TRADE

OVER 60 COVERS SET OUT OVER THREE RESTAURANT AREAS

RECEPTION/BAR AREA

POTENTIAL FOR LONGER OPENING AND TRADING HOURS

EASILY OPERATED AND MANAGED FOR A PARTNERSHIP OF TWO

SPACIOUS LIVING ACCOMMODATION

**£49,500 FOR THE BUSINESS, FIXTURES AND FITTINGS,
PLUS SAV**

NEW LEASE: £25,000 PER ANNUM FOR 10 YEAR FRI LEASE

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING/LETTING 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

Figaros is prominently positioned in Birdgate, one of the two main points of access into the town centre.

ACCOMMODATION

Description	
RESTAURANT	4.26m x 9.21m into bay; with glazed entrance door, recessed spotlights, ceiling coving, Fujitsu air conditioning/heat unit, ceramic tiled floor, set out for 26 covers (maximum of 34), corner servery with shelving under, doorway to:
STORE	3.35m x 1.64m; stainless steel wash-hand basin. Steps up to preparation area.
UPPER RESTAURANT	4.09m x 4.42m; recessed spotlights, dado rail, ceramic tiled floor, seating for 14 covers, Fujitsu air conditioning.
TOILET	1 W.C., wash-hand basin, fully tiled walls.
DISABLED PERSONS TOILET	W.C with grab handles, part tiled walls, ceramic tiled floor.
REAR RESTAURANT	5.82m x 3.42m; spotlights, ceramic tiled floor, set out for 18. Fujitsu air conditioning, door to:
KITCHEN	2.97m x 4.76m with opening to preparation area; 2 no. stainless steel sinks, cooker hood with extraction unit, gas and electric points, part stainless steel clad wall to cooking area, laminate clad to remainder, quarry tiled floor, door to rear yard.
PREPARATION AREA	7.02m x 2.15m; laminate clad walls, single drainer double bowl stainless steel catering sink, glass washer point, quarry tiled floor, steps from Servery Store.
DRY GOODS STORE	4.46m x 3.45m; concrete floor.
LIVING ACCOMMODATION	Independent access from the rear of the property to a ground floor Lobby and stairs to:
FIRST FLOOR	
STORE	3.74m x 5.01m
LIVING ROOM	6.56m x 3.85m; exposed roof beam, 2 Velux windows.
INNER LANDING	
BOILER ROOM	2.86m x 1.98m
SECOND LANDING	INNER Steps to Office and door to Sitting Room

BATHROOM	shower cubicle, w.c. pedestal wash hand basin, part tiled walls, ceramic tiled floor, radiator.
BEDROOM 1	2.33m x 2.85m; radiator.
OFFICE	3.89m x 3.51m into eaves, Velux window.
BEDROOM 2	4.37m x 4.54 plus dormer: cast iron fireplace, ceramic tiled floor, exposed purlins, double radiator.
LOWER LANDING	
KITCHEN	2.99m x 3.51m laminate worksurface, single drainer sink, electric cooker point, radiator.
SITTING ROOM	4.45m x 4.25m; double radiator, gas fire to fireplace.
OUTSIDE	There is a rear Yard area over which the property and other adjoining buildings have rights of access for access purposes. Deliveries into the restaurant can be made from this yard area.

FIXTURES AND FITTINGS

The property is being sold as a fully equipped and fitted out restaurant premises. An inventory of trade fixtures, fittings and equipment being included in the sale will be prepared in due course. There may be a few items of a personal nature which will be excluded.

SERVICES

All mains services are connected. Hot water and central heating are provided by means of a gas fired boiler.

LOCAL AUTHORITY

North Yorkshire Council

RATEABLE VALUE

£7,900

Council Tax Band: B

LICENCES

The property operates with the benefit of a Premises Licence which permits the sale of alcohol for consumption on or off the premises between the hours of 10am and 11pm on each day of the week except on Sundays when the hours are noon until 10.30pm. In addition there is a light night refreshment provision to 11.30pm as well as for music provided indoors. Seriously interested parties should contact the Local Authority Licencing Department.

TRADE AND BUSINESS

The restaurant is usually operated 7 days per week, although in the evenings only. It is currently not trading on Mondays and Tuesdays. It is anticipated that trading hours will be extended such that the restaurant is open every evening between 7pm and around 11pm with last orders usually taken at 10pm. Lunch time trading would also be appropriate, particularly in the busy Easter to mid-October period, in the town centre, when there are significant numbers of visitors.

The business has been latterly operated by one full time proprietor, assisted by a full time chef. Up to eight part time staff are employed, working variable hours.

The business has been trading at around £5,000 gross per week over recent years. Of this food sales account for approximately 70%. There is therefore a good gross profit margin achievable.

With is longer trading and opening hours it would be fully expected that the business should be capable of achieving £6,000 gross per week averaged over the year.

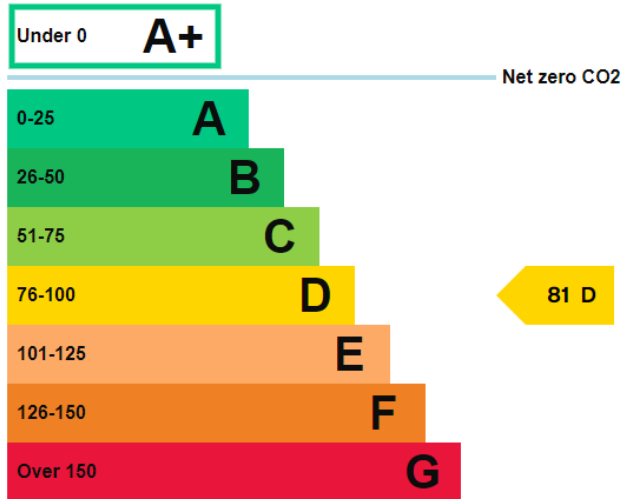


VALUE ADDED TAX

VAT may be chargeable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

This property's 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 C2118

09 January 2024