

# BUSINESS FOR SALE

**BARRY  
CRUX** & COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



## BELLA'S KITCHEN 94 CLIFTON, YORK, YO30 6BA

BUSY CAFÉ AND TAKE-AWAY BUSINESS

PROMINENTLY LOCATED ON A MAIN ROAD

SITUATED IN THE HEART OF CLIFTON GREEN, BENEFITTING FROM LOCAL AND PASSING TRADE

SPECIALISING IN ALL DAY BREAKFAST, SANDWICHES AND SNACKS

## FOR SALE - £25,000

FOR THE LEASE, BUSINESS GOODWILL, FIXTURES AND FITTINGS. STOCK IN ADDITION

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

20 CASTLEGATE, YORK, YO1 9RP

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Regulated by **RICS**

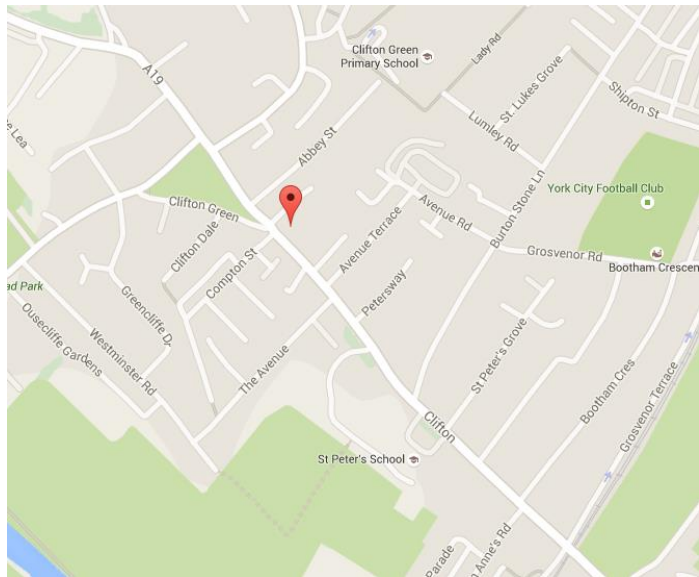
E-MAIL: [ADMIN@BARRYCRUX.CO.UK](mailto:ADMIN@BARRYCRUX.CO.UK)

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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.

## LOCATION

Bella's Kitchen is located in the busy Clifton Green area of York, around half a mile from the City Centre. The property fronts onto the busy main A19 route, with the area being a residential suburb and also accommodating a variety of local business serving the area.



## DESCRIPTION

Bella's Kitchen is an established café offering a range of hot and cold food, all day breakfasts plus snacks and drinks, available for eating in or taking away.

## ACCOMMODATION

The property provides the following accommodation plus access onto a rear shared yard with bin storage facilities.

Description	Sq M	Sq Ft
Sales Area	29.07	313
Kitchen	9.29	100
Lobby	-	-
Toilet	-	-

## SERVICES

Mains water, drainage and electricity are understood to be connected.

## LOCAL AUTHORITY

City of York Council

## RATEABLE VALUE

£6,900. Full business rates relief may be available upon application.

## LEASE TERMS

A new lease for the business is proposed for a term of five years at a rent of £7,140 per annum in the first year, rising to £8,340 per annum thereafter.

## TRADE & BUSINESS

Bella's Kitchen is open 6 days a week, Monday to Saturday with the trading hours generally being from 7.30am to 3.00pm (closed on Sundays). The business offers all-day cooked breakfasts, hot and cold sandwiches, burgers, paninis and snacks plus a range of hot and cold drinks. In addition, the business generates online orders from customers through delivery platforms. Bellas's Kitchen is currently operated by two proprietors, assisted by two part time members of staff.

## COSTS

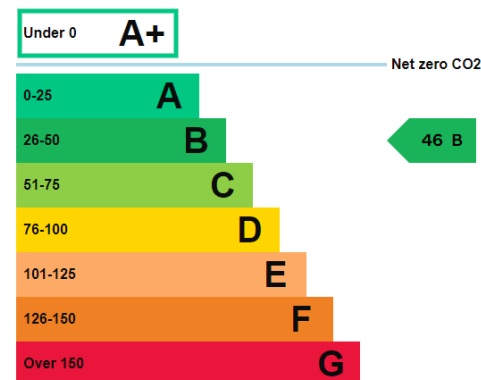
Each party is to bear their own legal costs in the matter and the purchaser is to meet the landlords legal and administration costs incurred in connection with the assignment of the lease/new lease. If the purchasers withdraw from the transaction, they would be required to meet the vendors and landlords legal and administration costs incurred.

## 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 energy rating is B.



## 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:

- 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;
- 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;
- 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;
- 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;
- 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:-
  - that he has relied solely on his own judgement and or that of his advisers;
  - 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;
  - 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.
- these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
  - to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
  - to make no approach to the vendors or lessors or their staff in any way;
  - to undertake to conduct all contact and negotiations through Barry Crux & Company;
  - to submit any offer in respect of this property/business to Barry Crux & Company, solely;
  - that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
  - 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.
- 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.
- 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 C2119

10 January 2024