

FOR SALE

NO.3 HEWORTH

3 HEWORTH VILLAGE, YORK, YO31 1AE

BARRY
CRUX & CO

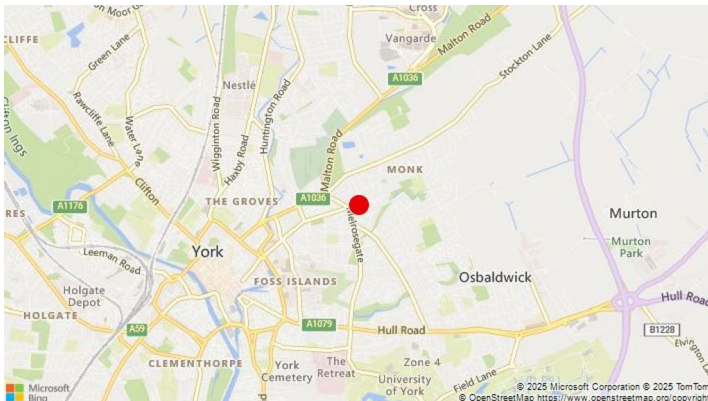
Cafe

Price - £129,950 Leasehold Business for sale

For the Lease, Business Goodwill, Fixtures and Fittings, plus Stock at Valuation

Property Features

- Prominent High Street Location around a mile from York City Centre
- Well Fitted Open Plan Ground Floor Trading Spaces
- Outside Seating Areas to the Front
- Strong Consistent Turnover and Profit Figures
- Huge Untapped Potential for Outside Catering & Evening Trade



Enquiries

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Location

No.3 is located in an affluent suburb of York approximately 1 mile from York City Centre. It enjoys a prominent position on the main high street at a busy junction and benefits from good footfall and a high concentration of residential properties in close proximity. York has a large population of over 140,000, which swells considerably with tourists during the main holiday seasons and students during term times.

Description

A ground floor leasehold unit, which forms part of this high street terrace. To the rear is an enclosed service yard and an outside seating space to the front. Internally, there are good sized open plan trading spaces with equally well-proportioned kitchen and prep areas to the rear. Fit is to a good standard both front and back of house.

Accommodation

The unit is laid out across one floor. It is accessed via the front from the main high street which leads into customer spaces. These extend back much further than the frontage suggests and are fitted in a modern and contemporary style.

The café is set up for 36 covers currently, although it may be possible to increase this. There is a mixture of tiled and lino flooring with seating mainly on spindle back chairs set at tables.

To the rear of the customer spaces are large serving counters and chillers with a small deli and service area.

The ancillary spaces are to the rear and consist of a well-fitted kitchen with a range of stainless-steel fittings, customer toilet, prep area, storage and washing up area, as well as an office.

External - At some time in the past the property was a private residential dwelling. What was previously the front garden areas have been utilised for outside seating and tables. At the rear is an enclosed service yard, which is used for the bins and storage.

The property benefits from double glazing and central heating.



Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Trade and Business

Our client has owned the business for over 6 years and is now looking to pursue some other business opportunities. They have built on what was a very solid base and developed a successful and profitable business. It has a loyal local following from the nearby residents and benefits from a lot of passing trade.

The business has a licence to serve alcohol, although our client does not currently make great use of this beyond opening until 9pm on a Friday evening. There is a clear scope to develop this side of the trade. Currently, very little outside catering is undertaken. There is huge demand for this, with them regularly turning away requests.

The last set of accounts for June 2024 showed a net turnover of £295,933 with a gross profit of £180,562. The bottom-line net profit is shown as £68,366, but on closer inspection of the accounts this can be adjusted back to a very healthy £97,202.

Fixtures and Fittings

The premises are offered with all standard fixtures and fittings, including catering equipment, kitchen appliances, lighting and built-in furnishings. A detailed inventory of inclusions will be available upon agreement of a sale.

Licences

There is an existing premises licence. Interested parties are advised to make their own independent enquiries.

Terms

The property is held on a rolling 5-year lease on internal repairing terms, which commenced in 2023. Rent is currently £11,400 a year and subject to review every 5-years.

Business Rates

RATEABLE VALUE

RATES PAYABLE

£9,300

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

EPC Rating

The property's energy rating is D95

