

FOR SALE

SCOOPS

ST MARYS SQUARE, YORK, YO1 9NT

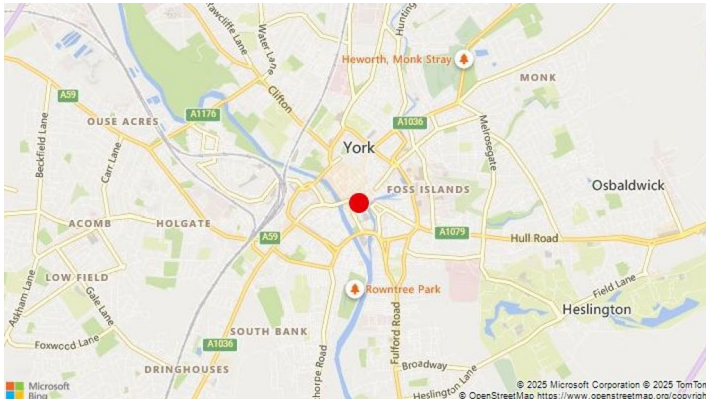
BARRY
CRUX & CO

RETAIL

Price - £40,000 Leasehold Business for sale
Rent - £9,000 per annum

Property Features

- Long Established Ice Cream Kiosk
- Excellent Footfall Close to Coppergate Center & York Viking Centre
- Highly Profitable & Low Maintenance Business
- Favourable Lease Terms with Low Outgoings
- Only Trading Limited Times with Scope to Increase Hours



Enquiries

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Location

Situated in the heart of one of the busiest tourist and retail areas of York City Centre, close to Jorvik Viking Centre and forming part of the Coppergate Retail Development. There is high footfall from nearby Clifford Tower from tourists heading from there towards the Shambles. York is one of the most visited cities in the UK with year-round trade and good connections to the road and rail networks.

Description

A long-established and easy-to-run retail kiosk, with a simple layout and straightforward to operate. Trading successfully as an ice cream stall since the Coppergate Centre first opened 25 years ago.

Accommodation

A ground floor lock up retail kiosk. There is a single serving counter, which also offers access. It is fitted with appliances suitable for ice cream sales and has worksurfaces and fridges at the rear.

Our client has access to a locked service yard to the rear. This is used for waste disposal bins and also has a small lockable storage cupboard.

Services

We understand that it is connected to mains water, electric and drainage. Interested parties are advised to make their own independent enquiries.

Trade and Business

Our client has occupied the property for 25 years and is now looking to retire. They operated a number of similar businesses, with this been the last one in their ownership. It has proved successful and consistent over the years, hence them renewing the lease on an ongoing basis.

Our client has always only traded the business at limited times of the year. This has been by choice, initially due to other business commitments but more recently due to winding down to retirement. Currently it is open for 6 months from April to September, 7 days a week. This generates a net turnover of £3,500 per week. Anticipated net profit for the 6 months is likely to be in the region of £40,000.

Potential exists to extend the hours and open during the winter months. While ice cream sales will clearly drop during the cooler months, it is possible to offer hot beverages and some light hot snacks.

Terms

The unit is held by way of a five-year lease agreement at a rent of £9,000 a year. This is inclusive of VAT. No service charge is payable.

Local Authority

York

Business Rates

New business rate assessments are pending. Further information is available on request.

EPC Rating

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

