

# FOR SALE

## TRINACRIA

27 BISHOPTHORPE ROAD, YORK, YO23 1NA

BARRY  
CRUX 

## Restaurant

Price - £139,950 Leasehold Business for sale

### Property Features

- Very prominent position in a busy and popular suburban parade
- Well-fitted ground floor trading areas
- Outside seating area to the front
- Strong consistent levels of trade
- Established and popular restaurant



Enquiries

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## Location

Trinacria is located in a busy suburban parade on the popular and fashionable Bishopthorpe Road. It is surrounded by a mixture of secondary retail and other licensed and leisure commercial units. There is a large densely populated residential area in close proximity and it is a short walk from the city centre. York is one of the most visited cities in the UK and has a resident population of over 140,000. The city is well connected to road and rail networks.

## Description

A ground floor lock up unit that forms part of a two-story brick built terraced parade of retail properties with residential flats above. The trade areas are open plan with an open kitchen to the rear and service area behind. There is an outside seating area to the front of the property.

## Accommodation

Accessed through floor to ceiling glazed windows and door to the front, which leads into the open plan trading spaces. These are decorated in a modern contemporary style with an Italian feel in keeping with the cuisine on offer. There is tiled and vinyl flooring throughout the trading areas and 38 covers on a mixture of loose chairs and perimeter benches set at loose tables. There is good size serving counter to the side with a separate ice cream counter at the front.

Ancillary accommodation includes a theatre-style kitchen open to the trade spaces. This is fitted with a range of stainless steel fittings, extraction and a pizza oven. To the rear of this is a separate prep area also fitted to a good standard, wash-up area, storage and staff toilet.

There is a single unisex customer toilet.

Externally, there is outside seating on a patio to the front with six tables each seating between 2 to 4 customers. Bin storage is to the rear of the kitchen and prep areas.

There is a cash machine at the front of the property, which is nothing to do with our client and was installed by the landlord prior to our client's occupation. Access is required to stock and maintain this through the restaurant by arrangement.





## Services

We are advised that water, drainage and electricity are connected to the property. Gas is supplied via LPG tanks to the rear.

## Trade and Business

Our client has owned the business for 13 years, having started it from scratch. They have built a strong reputation and following in the local area. Bishopthorpe Road is one of the most popular suburban areas in the city, but within easy walking distance of the city centre. In the past decade it has developed into a thriving and fashionable location, with our client been one of the first food and beverage operators to open there.

The business operates from lunchtime through to around 9pm, 5 days a week, closing at teatime Sunday and all-day Monday. It is operated as an Italian Pizzeria and ice cream parlour. Scope exists to open earlier to cater for breakfasts and in the past our client has done this but now chooses not to due family commitments.

The business has always shown consistent levels of turnover. On the year ending March 2025 accounts the business showed £663,500 and £593,909 and £533,176 in 2024 and 2023 respectively. This is in excess of the levels of trade seen pre-Covid and has been aided by the installation of the pizza oven and a refurbishment.

After 13 years our client has decided it is time to move on to pursue other opportunities and has decided to offer the leasehold of the business for sale. This represents an excellent opportunity for a new owner to drive trade forward and secure a good base business from which to start.

## 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. A small number of personal items will be removed at completion.

## Licences

There is an existing premises license. Interest parties are advised to make their own independent enquires.

## Terms

The property is held on a 10-year lease, which commenced in 2022. Rent is currently £39,000 per year, rising to £40,000 in April 2026. The next 5 yearly rent review is due in April 2027. There are also 5-yearly break clauses.

## Business Rates

RATEABLE VALUE	RATES PAYABLE
£41,250	£20,583.75

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

## EPC Rating

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

