

# FOR SALE

## CAFE BAR & DELI

31 NORTHMOOR ROAD, HUNTINGTON, YORK, YO32  
9QN

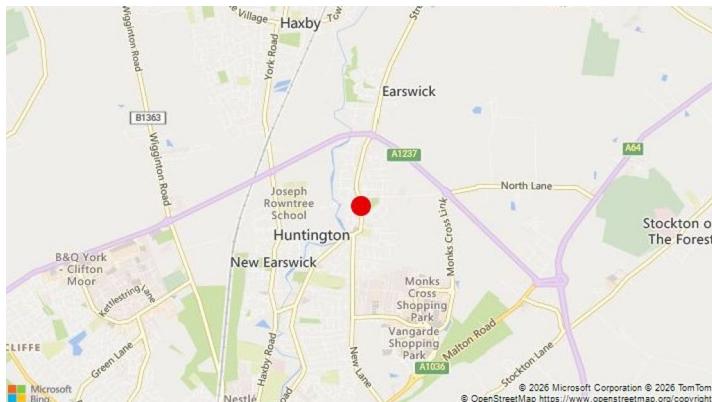
BARRY  
CRUX &  
co

### Cafe

Price - £50,000 Leasehold Business for sale  
Rent - £19,500 per annum

#### Property Features

- Prominent main road position on busy shopping parade
- Large open plan ground floor trading and utility spaces
- Ample outside seating with parking
- Well fitted throughout
- Fully licensed venue



#### Enquiries

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## Location

The café is located in the York suburb of Huntington, which lies to the North of the city. It enjoys a prominent position on a main road in a parade of other commercial premises. It is surrounded by densely populated residential properties. 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 the end unit of a parade of other commercial units with unrelated residential flats above. To the front and side there is generous outside seating and parking for several cars. Internally, there are good size open plan trading spaces with equally well-proportioned back of house utility spaces and a private function space. Fitting out is to a good standard both front and back of house.

Please note this unit is not suitable for a Hot food Takeaway/Restaurant as permission will not be granted for any commercial extraction or open flame cooking.

## Accommodation

The demised space is laid out across the ground floor. It is accessed via a door to the front leading directly into the main customer trading area. These extend back a reasonable distance, but are well lit with large, glazed windows to the front and side.

The café is currently set up for 32 covers but could easily accommodate more. There is laminate flooring throughout with seating on high back chairs set at loose tables. The serving counter is well located at the rear of the premises giving a good view across the trading area and maximizing the space on offer for customers.

The ancillary spaces are located to the rear and include a single unisex customer toilet, well equipped kitchen areas, office, prep area and storage.

To the side at the rear is a separate room with its own entrance. This can be used for private functions and parties.

Externally, there is parking for approximately 6 cars. There is outside picnic bench seating, with 5 tables to the side and 2 at the front.



## 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 since 2020 and also trades her successful cake business from the site. The cake business trades independently from the café and will not form part of the sale. Our client intends to retain this and the trading name Millie Fox.

During the last 5 years the café has become well-established in the area and has developed a loyal following from nearby residents. The business also benefits from having a license to sell alcohol, which is currently under utilised. Our client wishes to concentrate on the cake business as she does not feel she currently has the time to develop both businesses to their full potential. As a result, she has decided to focus on the cake side of things as this was her original business.

The last set of accounts for the café showed a net turnover of £131,880 for year end March 2025.

## 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 license. Interested parties are advised to make their own independent enquiries.

## Terms

The property is held on a 3-year lease on internal repairing terms, which commenced in 2025. Rent is currently £19,500 a year.

## Business Rates

RATEABLE VALUE	RATES PAYABLE
£16,000	£7,984

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 D

