

FOR SALE

AVOCADO ENVY

3 BLAKE STREET, YORK, YO1 8QJ

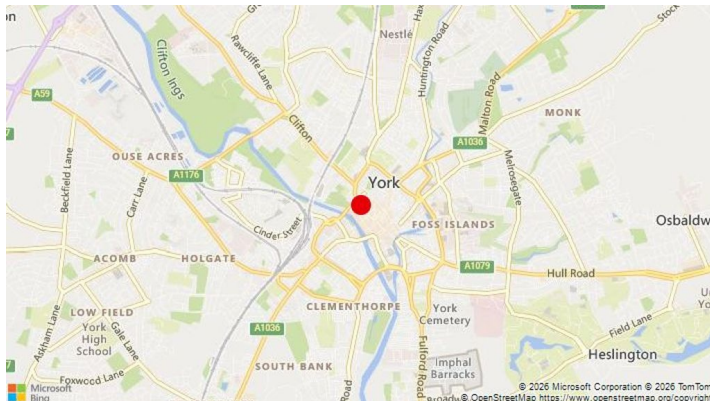
BARRY
CRUX 

Restaurant

Price - £79,950 Leasehold Business for sale

Property Features

- Highly visible and prominent location
- Ideally situated for both the tourist and retail areas
- Well fitted ground floor trading spaces
- Good length of lease remaining
- Fantastic opportunity to develop business



Enquiries

Andrew Spencer
DDI 01904 659990
andrew@barrycrux.co.uk

Location

Situated in the heart of historic York, Avocado Envy enjoys an enviable position within one of the city's most prestigious and recognisable streets, moments from York Minster, St Helen's Square and the city's vibrant retail and hospitality quarter.

Set within the city's sought-after pedestrianised core, the property benefits from outstanding footfall and immediate access to boutique shops, independent cafés, renowned restaurants and cultural landmarks. Blake Street itself is one of York's most historic thoroughfares, celebrated for its Georgian architecture and proximity to the famous Assembly Rooms and York Minster.

Conveniently located close to York Railway Station and the city's extensive public transport network, the property offers excellent connectivity for commuters, visitors and businesses alike.

Description

The property comprises a ground floor lock-up unit within a mid-terrace two-storey property. The accommodation provides predominantly open-plan trade areas, creating a versatile and welcoming commercial space, with service areas situated to the rear.

Blending period character with an exceptional city-centre setting, the property forms part of an elegant Grade II listed terrace dating back to the 16th and 18th centuries, retaining architectural features that reflect York's rich heritage and timeless appeal.

This Business presents a rare opportunity to operate from a landmark property in a prime central location, ideally suited for a range of hospitality uses. Combining heritage, visibility and excellent transport accessibility, this is a unique address at the centre of one of the UK's most visited historic cities.

Accommodation

Accessed via an attractive entrance lobby to the front elevation, the accommodation opens into the principal trading areas, which are arranged predominantly in open-plan format to create a bright, spacious and highly adaptable customer environment. The interior has been thoughtfully fitted out in a modern contemporary style, whilst remaining sympathetic to the character and historic architecture of the building, successfully blending modern operational functionality with period charm.

The main trading space is currently configured to accommodate approximately 46 covers, arranged across a variety of loose tables and chairs, providing flexibility for different styles of dining or hospitality operation. The overall ambience is enhanced by quality tiled flooring, attractive half-height timber wall panelling and exposed original timber beams within the ceiling spaces, all of which contribute warmth and character to the interior.

Positioned conveniently to one side of the trading area is a substantial customer service counter incorporating a bar servery and reception point, creating an efficient focal point for customer arrivals and service. The neutral décor and understated finishes throughout provide an excellent blank canvas, allowing incoming operators to readily adapt the space to suit a wide range of retail, café, restaurant, wine bar or hospitality concepts with minimal alteration.

To the rear of the property are the ancillary service areas, including a well-equipped commercial catering kitchen fitted with a range of stainless-steel preparation surfaces, storage units and extraction facilities designed to support full food service operations. Additional accommodation includes customer WC facilities together with useful storage areas supporting the day-to-day running of the business.

Externally to the rear is a separate bin storage area, providing practical ancillary facilities for refuse management and day-to-day operations.



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

This site is a well-established location, having been operated as a hospitality venue for an extended period of time. Our client developed and introduced the current trading concept and brand identity; however, the business is now being offered to the market due to the owner's wider business commitments and a desire to focus attention on other ventures.

It currently operates on limited trading from 9:30 am to 4:30 pm, 7 days a week. Huge potential exists to extend these hours and open in the evening for dinner. The current offer is very specific to a style of cuisine, but this could easily be expanded to offer a wider variety of options. The neutral décor also allows it to be easily rebranded for use across a range of other styles of cuisines. Equally, a new operator could concentrate more on a daytime offer focusing more on coffees and lunches.

The last set of accounts showed a turnover of £243,477.18 with a gross profit of £175,523.69. More detailed accounting information will be made available to prospective buyers after viewing the premises.

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 receipt of an acceptable offer.

Licences

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

Terms

The property is held on a 7-year lease which commenced in November 2024 on internal insuring terms. Rent is currently set at £43,000 a year.

Business Rates

RATEABLE VALUE RATES PAYABLE

£52,000

£22,360

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 B47.



01904 659990

www.barrycrux.co.uk

Barry Crux & Co is a Trading name of Garness Jones (Commercial) Limited, who, for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial) Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

