

# FOR SALE

## MAMMA MIA

20 GILLYGATE, YORK, YO31 7EQ

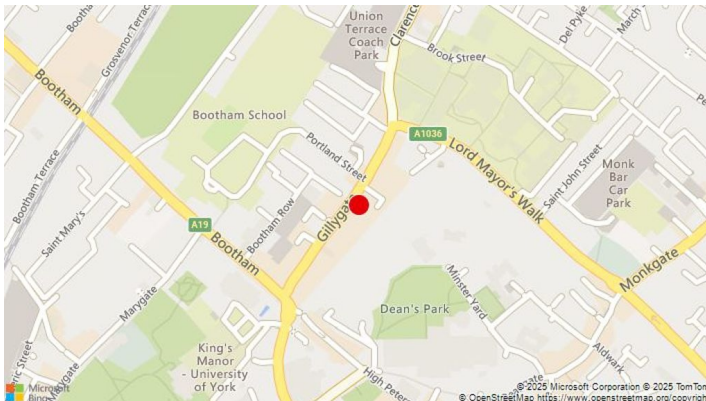
BARRY  
CRUX 

## Restaurant

Price - £465,000 Leasehold Business for sale

### Property Features

- Long Established and Prominent Leasehold Restaurant
- Well Fitted Ground Floor Trading Spaces
- Enclosed Outside Seating to the Rear
- Consistent Levels of Turnover & Profit
- Sale Due to Retirement



Enquiries

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## Location

Mamma Mia is located in York city centre, just outside the city walls. It is on Gillygate which is one of the main thoroughfares into the city from the nearby car park and York St John University. It is a densely populated area of mainly commercial properties but in close proximity to a large amount of decent quality housing. 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 the road and rail network.

## Description

A ground floor lock up restaurant that forms part of a three storey mid-terrace property with residential flats above. The trade areas are open plan running from the front of the unit to the back. To the rear is an enclosed garden space with outside seating for customers.

## Accommodation

Accessed via a small lobby to the front, all the accommodation is located on ground floor level. This opens up into the first part of the dining area, which is a smaller, more intimate space. There is tiled flooring with a brick fronted server, 16 covers on loose chairs set at tables.

An archway leads through into a further dining space for an additional 12 covers. The decor is consistent with the same tiled flooring and seating. The pass is located in this area.

To the rear is the largest part of the restaurant with 36 covers, tiled flooring and an impressive, vaulted ceiling.

Ancillary accommodation includes ladies and gentlemen's customer toilets, catering kitchen fitted with a range of stainless-steel fittings and extraction, wash up area, pizzeria with pizza oven and staff toilet.

External areas include a pleasant, enclosed garden to the rear, which is block paved with 26 covers, pergola and some outside storage.



## 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 30 years and now wish to retire. They have built a strong reputation and following within the local area and with regular visitors to the city, with many repeat customers. The location helps pull in a great deal of passing trade as it is one of the main thoroughfares through from a large car park, York St John University, the hospital and local residential areas. Its proximity to a large amount of bed and breakfast and holiday lets also help to secure business, along with it backing onto the city walls and been within a stones throw of the old tourist parts of the city.

The business operates on more limited hours now from Tuesday to Saturday between 5pm until 10pm. Our client has chosen to decrease the hours since in the last few years purely for lifestyle reasons and to start the process of slowing down in preparation for retirement. Clearly, significant scope exists to increase the hours to cater for Sundays and daytime trade throughout the week and on a Saturday.

The business has always shown consistent levels of turnover and profit. The last set of accounts for 2024 showed a net turnover of £378,811 with a gross profit of £269,689. The net profit was kept small at £12,973 but can be adjusted back to £40,589 with an additional £9,000 also paid to one of the owners as salary, which brings in a figure of £49,589.

This represents an excellent opportunity for a new operator to build on what is already a solid base with longer hours and a refreshed offering. The potential exists to drive business far harder and to capitalize on the year-round trade available in York.

## 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 enquiries.

## Terms

The property is held on a long leasehold of 999 years which commenced in August 1994 at a peppercorn rent.

## Business Rates

RATEABLE VALUE                      RATES PAYABLE

£22,250

£7,224.58

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.

