

FOR SALE

BREAD N THINGS

75 FOURTH AVENUE, TANG HALL, YORK, YO31 0UA

BARRY
CRUX & CO

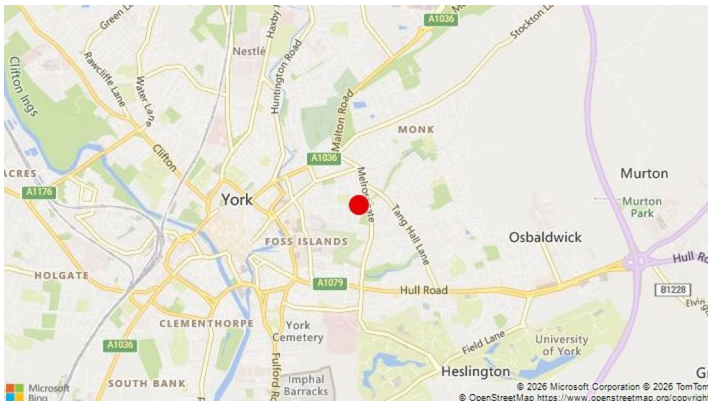
Sandwich Shop

Price - £82,500 Leasehold Business for sale

For the lease, business goodwill, fixtures and fittings, plus stock at valuation

Property Features

- Long Established and Popular Takeaway Sandwich Shop
- Strong Takeaway Trade with Limited Sit-In Seating
- Prominent Parade Position in a Densely Populated Area of York
- Well Fitted Serving Area and Commercial Kitchen
- Profitable Business with Scope to Expand Trade
- Temporary Outside Seating & Parking for Two Cars to the Rear



Enquiries

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Location

Bread N'Things occupies a prominent position within a busy retail parade in a densely populated residential area of York. The business benefits from excellent footfall due to its close proximity to several thriving commercial and industrial hubs.

Additionally, extensive ongoing construction and local building developments in the immediate vicinity provide a large, built-in customer base and guarantee consistent trade.

Description

An excellent opportunity to acquire Bread N'Things, a highly popular and long-established takeaway sandwich shop occupying a prominent position within a busy neighbourhood parade in York.

The business is primarily focused on takeaway food, serving a wide range of freshly prepared sandwiches, hot and cold food, breakfasts, drinks and snacks.

There is also a small amount of seating for customers who wish to eat on the premises, although this is very much ancillary to the main takeaway operation.

Under the current owner's management for the past nine years, the premises have been fully refurbished and the business has developed into a profitable and streamlined operation.

Trading Monday to Friday from 7am to 2pm, the business generates a consistent net turnover of approximately £5,000 per week, with reported profits at or above £50,000.

There remains considerable potential to increase trade through Saturday opening and the introduction of an outside catering service, for which the business already receives regular enquiries.

Accommodation

The property comprises a ground-floor lock-up retail unit accessed directly from the main street frontage.

Front of House / Customer Area:

The front of the premises is arranged principally as a takeaway sales and serving area, with a generously sized L-shaped counter incorporating glass food display cabinets, till point and coffee machine.

A small breakfast bar with high stools provides limited seating for customers wishing to eat in, although the principal focus of the business is takeaway trade. The area also benefits from fitted shelving and useful under-counter storage.

Back of House / Commercial Kitchen:

Positioned directly to the rear is a spotlessly clean, fully equipped commercial catering kitchen. The space is fitted out with professional stainless steel worktops, an commercial extraction system, ovens, burner hobs, a hot cabinet, a griddle, a bain-marie, and fridges. There is also some food storage to the side of this and a private staff WC off the kitchen area.

External Features:

To the rear of the property, the business benefits from dedicated private parking spaces to comfortably accommodate two vehicles. The outdoor layout also includes a bin storage zone, a practical storage shed, and a small tucked-away sitting area tailored for staff breaks.

To the front, temporary outdoor seating can be arranged on the parade to drive additional seasonal footfall.



Services

We are advised that the property is connected to main gas, electricity, water and drainage. Interested parties are advised to make their own independent enquiries.

Trade and Business

Our client has owned the business for 9 years but now wishes to retire. Since they took over, they have fully refurbished throughout and established a consistently profitable business. Trade is currently Monday to Friday from 7am until 2pm.

There is significant scope to open on a Saturday, but our client has chosen to close this day in more recent years as she moves towards retirement. Outside catering is not currently undertaken, but this is regularly requested purely through word of mouth.

The business has consistently shown a net turnover of around £5,000 per week net of VAT in the last 3 full trading years. Profits come in around or above the £50,000 mark.

More detailed accounting information will be provided to prospective purchasers after viewing the property.

Fixtures and Fittings

All fixtures and fittings will remain on site and transfer with the sale. A full inventory will be provided as part of any legal due diligence work upon acceptance of an agreeable offer and instruction of solicitors.

Terms

The property is held on a 7-year internal repairing lease, which commenced in 2022 and is due to run until October 2029. Rent is currently £10,000 a year, payable quarterly in advance and subject to review every 3 years. We are advised that the landlord is happy to agree a new lease with a new operator.

Business Rates

RATEABLE VALUE

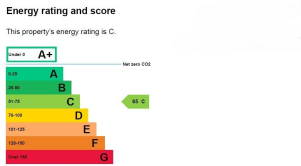
RATES PAYABLE

£8,100	
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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 C.



01904 659990

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