FOR SALE

GOOD FILLERS

72 HAXBY ROAD, YORK, YO31 8JU

BARRY CRUX & CO

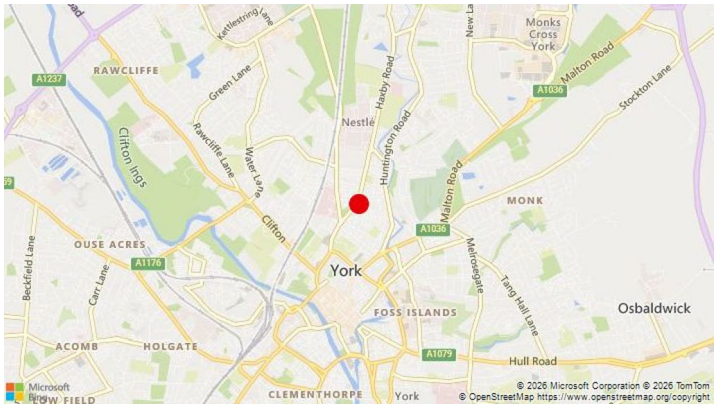
Cafe

Price - £69,950 Leasehold Business for sale

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

Property Features

- Long Established and popular sandwich and takeaway shop
- Prominent position and one of the busiest roads in and out of York
- Close to the main hospital, city centre, York St John University and densely populated residential properties
- Well fitted trade spaces and back of house area
- Consistent levels of turnover and net profit
- Small external space for parking and potential customer seating





Enquiries

Andrew Spencer
DDI 07940 481877
andrew@barrycrux.co.uk

Location

Good Fillers is located by the side of Haxby Road, which is one of the main arteries in and out of York City Centre. It is the closest sandwich shop to York Hospital, within easy walking distance of York St John University, the city centre and is surrounded by residential and commercial properties.

Description

This is an excellent opportunity to acquire a well-established business that has been in our client's ownership for over 20 years. Our clients are now looking to sell the business to give them more time to concentrate on their other business ventures.

The business is primarily a sandwich takeaway shop open from early until 3pm Monday to Friday and 1.30pm on a Saturday. Hot and cold drinks are also provided, as well as some hot food.

Seating is provided within the shop area for customers wishing to eat in, although our client has not chosen to maximise this over the years. Scope therefore exists for a new operator to make better use of these spaces.

The business shows good steady levels of net turnover and profit on a consistent annual basis. It benefits from little direct competition in the area and a large customer base on its doorstep, as well as a lot of passing trade.

Considerable potential exists for a new operator to build on the already solid trade base with outside catering, better utilisation of the seating areas, longer hours and possibly a wider product range.

Accommodation

The property is a ground floor lock up unit within a brick built two-storey end of terrace property.

The customer spaces are light and airy with large three-quarter length windows and a single glazed access door to the front.

The décor is very serviceable and easy to maintain with lino flooring and tiling to the walls. There is currently seating on chairs set at loose tables for 14. There is enough space to increase this if required. There is large serving counter with glass fronted cabinets and large clearly visible menu board above.

The ancillary accommodation is made up of the service areas.

Behind the counter is ample space for staff to work and a range of stainless-steel base units and cabinets, fridges, coffee machine and white rock cladding to the walls.

The kitchen area is equipped with a full extraction system, commercial cooking facilities, storage and appropriate wall cladding.

There is also a wash up area and staff toilet facilities.

Externally there is space for the bins to the side and a small area to the front which our client currently uses to park, although this could potentially be used for customer seating subject to gaining the relevant permissions.







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01904 659990

www.barrycrux.co.uk

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Services

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

Trade and Business

Our client has owned and run the business for over 20 years but now wishes to sell the business on. They have established a good trade that benefits from a strong repeat customer base and captive audience from the surrounding areas and passing trade.

There is scope for a new owner to build on the already solid base by widening the menu choices, taking on outside catering and opening longer hours. The business currently shows consistent levels of net turnover and profits.

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 10-year internal repair lease which commenced in 2023. Rent is currently £12,000 a year and subject to review every 3 years.

Business Rates

RATEABLE VALUE	RATES PAYABLE
£10,000	

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.







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