

# FOR SALE

## THE HAT SHOP

24 PAVEMENT, YORK, YO1 9UP

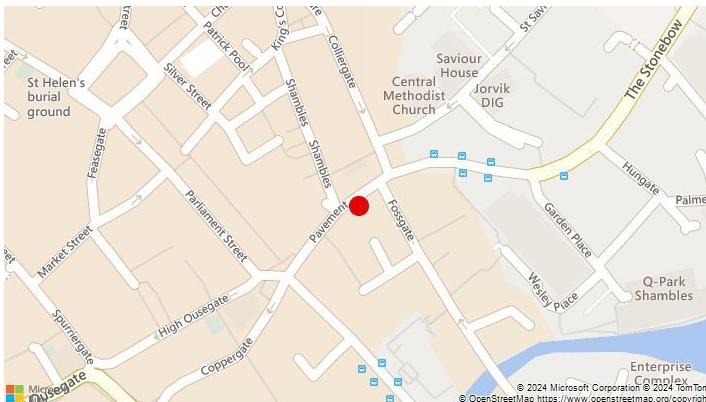
**BARRY  
CRUX**  **COMPANY**  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

**Price - £95,000 Leasehold Business for sale**  
Business for Sale

## Business

### Property Features

- Thriving and long-established business in a prime City Centre location opposite Marks & Spencer
- Excellent trading results and profitability and easily managed with limited staffing requirements
- Further potential to attend Christmas Fayres and similar
- Website/internet shopping opportunity



**Enquiries**

**Barry Crux & Company**  
01904 659990  
admin@barrycrux.co.uk

## Location

Located on Pavement in York city centre, close by to The Shambles and other major retailers.

## Description

**BUSINESS FOR SALE** - This thriving, long-established business boasts a proven track record of success with excellent trading results and profitability. Its prime city centre location opposite Marks & Spencer guarantees high footfall and potential for further growth through participation in Christmas Fayres and online sales via a website/internet shopping platform. Easily manageable with minimal staffing requirements, this opportunity offers a smooth transition for a new owner to take the reins of a well-oiled and successful business.

## Accommodation

### GROUND FLOOR

RETAIL AREA: 12.5m x 4.2m max, incorporating glazed display windows with electric screen heater to door, suspended panel ceiling with fluorescent panelled lighting. Additionally, there is surface mounted spot lighting and Mitsubishi air con/heating unit. At the rear of the unit; door to rear store.

### CHANGING ROOM: 2m x 1.9m

REAR STORE/PASSAGEWAY: 3.3m x 3.7m max, stairs to upper floors and leading to: -

REAR HALL: Door to rear yard and double door access to loading dock, with further access to: -

REAR EXTERNAL STORE: 2.07m x 1.66m

### FIRST FLOOR

LANDING/STAFF ROOM: 5.69m x 2.96m, stainless steel sink with single drainer, 2 WCs each with bracket wash hand basin, one having shower cubicle. Stairs to second floor, access to: -

FRONT STORE: 5.86m x 4.32m plus bay window, including night storage heater, bay window and ceiling cornice.

### SECOND FLOOR

LANDING: Stairs to third floor with access to: -

INNER STORE: 2.43m x 4.0m plus recess with access to front and rear stores

FRONT STORE: 5.85m x 4.26m including bay window

REAR STORE: 4.02m x 3.60m

### THIRD FLOOR

LANDING: Door to: -

INNER STORE: 3.58m x 3.96m access to rear stores

FRONT STORE: 6.05m x 4.15m, with exposed roof timbers and Georgian basket grate

REAR STORE: 4.02m x 3.6m

OUTSIDE: To the rear of the property there is access for loading.





## Services

We understand that mains water, electricity and drainage are connected to the property.

## Trade and Business

The business is operated by two full-time proprietors with various part-time staff employed. The shop trades seven days a week between 10:00am and 5:30pm generally and 11:00am to 4:30pm on Sundays.

Accounting information will be made available to interested parties following a formal inspection of the premises. However, sales are noted to exceed £10,000 gross per week on average.

Additional income generated from stall at York Christmas Market (booked for 2023) and potential to attend other craft and similar fayres. Internet shopping can be easily developed.

See website:

## Fixtures and Fittings

This business is to be sold on a fully equipped basis and a detailed Inventory of Fixtures and Fittings to be included in the sale will be prepared in due course. Stock is available to purchase at valuation. CCTV system to shop with video recorder.

## Terms

The property is leasehold.

## Local Authority

York

## Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£26,500

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Value Added Tax

VAT may be charged at the prevailing rate.

## EPC Rating

The property's current energy rating is E 104

