

FOR SALE

NEWS & CO

22B STATION PARADE, HARROGATE, HG1 1UE

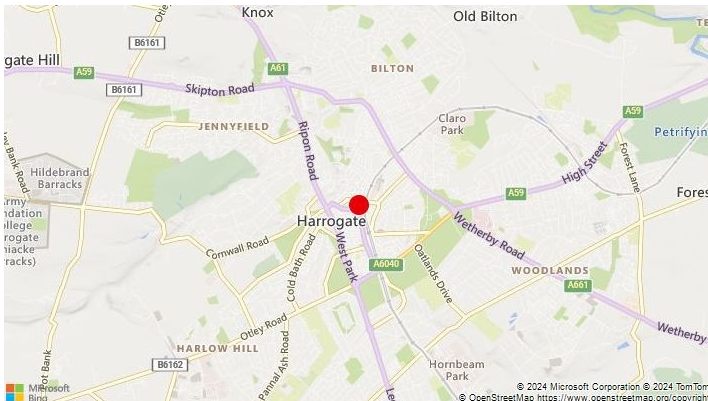
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £15,000 Offers invited
Established Business for Sale

Business

Property Features

- Busy town centre location in Harrogate, close to the bus and railway stations
- Currently selling confectionery, drinks, tobaccos, groceries - suitable for an extended range of retail uses
- Sale due to impending retirement



Enquiries

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

Location

News & Co is located in Harrogate Town Centre, within the retail core and 200m from the railway station and 100m from the prime shopping area. The street has a good footfall and also benefits from on-street metered parking.

Description

BUSINESS FOR SALE - News & Co is operating from a ground floor retail unit with rear store/office and cellar. The property provides a modern inverter air-conditioned sales area with a good range of fixtures and fittings. There is an installed full EPOS system with back-office computer and integrated credit and contactless card machine.

Services

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

Trade and Business

The business is operated by two proprietors and trades from Monday to Saturday each week between the hours of 6.45am and 5.15pm. Closed all Bank Holidays. The business sells a range of Tobacco, Drinks, Confectionery, and Ice Cream.

The business is currently operating below its full potential due to the owners' circumstances. A new owner could significantly increase turnover by fully exploiting the business's capabilities. Additionally, re-establishing magazine and newspaper sales would be relatively straightforward.

Financial and Trading information will be produced and provided in due course to seriously interested parties following inspection.

Licences

The property previously held a license to sell alcohol, so there may be an opportunity to trade as an off-license.

Terms

The property will be offered on a new lease and terms as agreed.

Local Authority

Harrogate

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£12,000

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 chargeable on the sale price and rent and, if appropriate, this will be at the prevailing rate.

Costs

Each party is to be responsible for their own legal costs. However, the purchaser will be required to meet the landlord's proper legal and administration costs in connection with the assignment of the lease or in relation to the surrender of the existing lease and grant of a new lease. If the purchaser withdraws from the transaction, it would be expected that they would cover both the landlord and vendor's legal costs, up to that point.

EPC Rating

The property has an energy rating of E/105.

E 101-125