

FOR SALE

DIANA'S

15 FOSSGATE, YORK, YO1 9TA

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

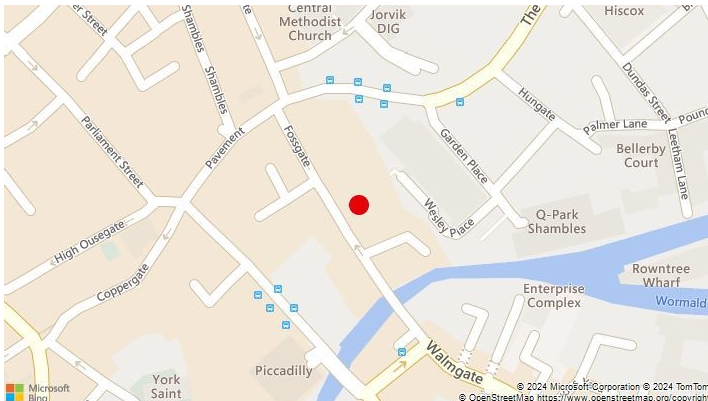
Price - £35,000

For the Lease, Goodwill, Fixtures and Fittings, Stock in addition

Cafe

Property Features

- Unique ice cream parlour and coffee shop
- Situated within the city walls on the popular and busy street of Fossgate
- Pedestrianised location with an eclectic independent street scene
- Premises provides a sales/serving area with seating, kitchen and some storage



Enquiries

Barry Crux & Company

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Location

The property is situated on Fossgate which is an eclectic street of independent trades with a good mix of coffee shops, retail businesses and restaurants. Fossgate adjoins the main retail pitch of Pavement and the historic Shambles within 100 metres.

Description

Diana's is an easily managed business which trades from City Centre premises which are fitted out to a high standard. The business is easily operated by two owners and specialising in offering made to order liquid nitrogen ice creams together with brunches and a range of hot and cold drinks and snacks.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

Sales Area 27.97 sq.m. (301 sq.ft.)

Serving counter to two sides with cupboards and shelves beneath, double sink unit, wash hand basin and a range of equipment including ice cream mixers and coffee machine

Customer seating area set out for 16 covers

Inner Hall/Store

Rear Lobby Doors off to:-

Kitchen 5.78 sq.m. (62 sq.ft.)

Fitted out with work surfaces and catering equipment including oven, hob and microwave.

Toilet

Services

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

Trade and Business

Diana's specialises in the sale of liquid nitrogen ice creams during the spring and summer months, with an emphasis on brunches during the remainder of the year.

The business is operated by two owners with some casual staff employed during certain times and normal opening hours are Tuesday to Sunday between the hours of 11.00am and 4.00pm, with extended seasonal hours as required.

The sale will include the website domain and established social media channels.

Accounting information will be made available to seriously interested parties following a formal inspection of the property.

Terms

The lease is of an internal repairing and insuring nature at a current rent of £16,000 per annum. A new lease may be available for a minimum term of three years. The purchaser will be required to provide the landlord with references, a rent deposit and financial information.

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 bear their own legal costs in the matter and the purchaser is to meet the landlords legal and administration costs incurred in connection with the assignment of the lease/new lease and sale of the business. If the purchaser withdraws from the transaction, they would be required to meet the vendors and landlords legal and administration costs incurred.

EPC Rating

An Energy Performance Certificate has been produced with a rating of 67 which is in Band C

An EPC is available for inspection upon request.

