

# FOR SALE

## PHILL YA BOOTS

55 MOORCROFT ROAD, YORK, YO24 2RQ

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

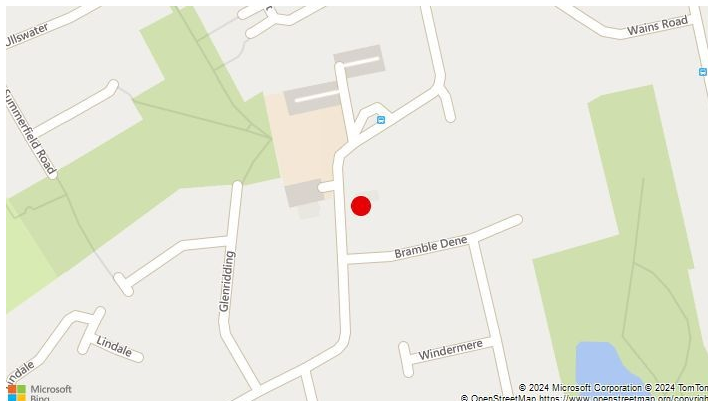
**Price - £59,500 Leasehold Business for sale**

Cafe Business For Sale

**Cafe**

### Property Features

- Situated in well-populated residential area, benefitting from adjoining local retailers including Morrisons Convenience Store attracting regular custom
- Well-established business with excellent sales and profitability
- Compact and easily managed unit with external trading area
- Up to 55 covers internally and externally
- Cafe with retail sales



**Enquiries**

**Barry Crux & Company**

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## Description

**BUSINESS FOR SALE - Established Cafe with Strong Sales and Profits**

This well-run cafe in a popular York suburb offers a fantastic opportunity to own a profitable business. With up to 55 covers inside and out, the compact unit is easy to manage and boasts a prime location alongside a Morrisons Convenience Store, ensuring a steady stream of customers. Benefit from strong retail sales and the advantage of a loyal local clientele in this thriving residential area.

## Accommodation

Cafe/retail shop: 5.2m x 10.62m overall. Full height display windows with central glazed entrance door, seating for 30 covers.

Serving counter: Work surface with modern storage units under. Glassware point.

Cooking and preparation area: Space for dishwasher and refrigeration unit. Extractor system.

Toilet and rear lobby

Outside: Forecourt set out with loose tables and chairs with seating for around 20 covers or so.

Rear yard: Gate from rear car park and door to shop lobby. Dry goods store, also housing for refrigeration and deep freezer unit.

Car park: Situated to the rear and for communal use with the other shops in this development.



## Services

The property has mains water, drainage, and three phase electricity. There is no gas to the site.

## Trade and Business

This is operated by a full-time proprietor assisted by his wife who works part-time hours. This enables the staffing costs to be kept as low as possible. In addition there are two full-time staff employed, one of them looks after the cooking and the other one is front of house. There are three part-time staff in addition who are engaged, undertaking different jobs and working variable hours.

The business generally trades between 9:00am and 4:00pm on seven days per week. However longer trading hours can of course be brought in by a new owner. Indeed the premises license will permit the serving of alcohol between the hours of 11:00am and at 10:00pm.

The business is currently trading at Sales close to £6000 gross per week, and enjoys good gross profit margins. Consequently, there are meaningful profits being generated by this business. Financial and trading information will be supplied in due course to interest parties, following inspection of the business.

## Fixtures and Fittings

The property is fully fitted out and equipped for use as a café with a comprehensive food offering, as well as retail sales of food stuffs. All of these items are to be included in the sale. An inventory of these will be produced in due course.

## Licences

The business operates with the benefit of a Premises Licence, permitting the serving of alcohol between the hours of 11:00am and 10:00pm each day. This is mostly for the supply of wine and bottled beers. The cafe benefits from this Licence by being able to serve alcohol to those partaking of a meal, particularly in the forecourt area.

## Terms

The property is the subject of a five-year lease from June 2020 at a current rent of £11,000 per annum. The Landlord has indicated that he is happy to grant a new lease to the purchaser on similar terms and conditions to the existing one and subject to the financial status and position of the purchaser.

The purchaser will be required to provide full financial information on themselves including proof of finance for the purchase of the business, to cover start-up and legal costs for the sale and the new lease, and sufficient resource for a years trading. Full references will also be required including from the purchasers' bank, two trade or Landlord references if available, if not then two personal references. It should be noted that the Landlord may require the lodging of a rent bond.

Well-established business with excellent sales and profitability

## Local Authority

York

## Business Rates - 2024/25

RATEABLE VALUE                      RATES PAYABLE

£7,500

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.

## EPC Rating

An Energy Performance Certificate has been produced with a rating of 96 which is in Band D.

