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Fantastic Roadside Restaurant or Showroom / Motor Trade Opportunity

American Diner, A64 near Flaxton, York, YO60 7SG



FOREWORD

This spacious property is currently run as an American Diner but is suitable for any type of catering establishment as well as for showroom use, such as furniture, glazing, conservatories etc and it should also be of great interest to those in the motor trade by virtue of it having a substantial land area with marked parking for at least 36 vehicles. Comprising of a largely open plan seating / showroom area with built in hot and cold air conditioning, a kitchen and preparation room and several storage / admin areas, the property can be offered as seen with a price to be paid for the fixtures and fittings or it can be cleared out by our clients and offered without any equipment. It is currently open just 3 days a week due to the owner having other business commitments but we understand that takings in the past have approached £40,000 per week whilst currently they are understood to be around £12,000 per week.

The premises are located in a very visible position adjacent to the A64 Leeds to Scarborough truck road lying about 9 miles north east of York with access directly off the A64. For anyone wanting a restaurant or showroom opportunity with main road presence, then this is an opportunity not to be missed.

ACCOMMODATION (all sizes are approximate)

Restaurant / Showroom area 111.8 sq m (1203 sq ft)



Cooking area	19.6 sq m (211 sq ft)
Preparation area	20.3 sq m (218 sq ft)
Bottle Store	9.73 sq m (105 sq ft)
General store	4.48 sq m (48 sq ft)
Office	6.4 sq m (69 sq ft)

There is a large walk in **cold store** directly off the preparation area

Ladies and gents wc's, disabled persons wc and a staff wc.

Net area approx 166 sq m (1786 sq ft)

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £30,750 We are advised that rates payable for 2023 to 2024 are around £300 per month taking account of the hospitality relief available. Interested parties **MUST** check this information prior to proceeding as the amount payable could vary depending on usage.

LEASE

The premises are held on a lease for 15 years from 5th April 2012 with 5 yearly rent reviews at a current rent of £40,000 pa. There are therefore over 3 years remaining and there is an opportunity to either take an assignment of the current lease or take a sub lease, both subject to landlords approval.

FIXTURES and FITTINGS

The existing inventory can be purchased for £15,000 if required, otherwise it will be removed.

EPC

The property has an EPC rating of TBC

COSTS

The incoming tenant will be required to pay the landlords legal costs involved in either assigning the lease or agreeing a sub lease. We understand that the landlords have stated that they have no objections to extending the lease after the current lease expires.

VAT.

All prices and rents are deemed to be exclusive of any VAT which may apply

IMPORTANT

Where staff are employed in a business, it is possible that they are unaware of any impending sale, therefore it is essential that **all viewings are arranged through us** and no direct approaches should be made under any circumstances. Buyers will be required to provide details of their identity (passport / driving license and two utility bills) and proof of funding (bank statements / mortgage offer).

NOTE

Details and general information provided within these particulars have been confirmed by The Client, are given in good faith and are believed to be correct, however all proposed purchasers/tenants must satisfy themselves as to the correctness of the information provided. We understand that all services and items of equipment are in functional order, but no warranties can be given in this respect. Neither the agents nor any person in their employ bind themselves in any way, nor are any warranties given as to the correctness of the information provided. No part of these particulars form part of any contract or agreement for sale or lease.