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## Delightful Sandwich Bar / Takeaway 'Sandwich Hut' 25 Front Street, Acomb, York, YO24 3BW



### FOREWORD

This well established and profitable concern is run from small but fully equipped premises with an outside seating area to the front, located in a popular and populous area, just a stones throw from the prime shopping areas of Front Street and York Road in Acomb, probably York's busiest suburb. Run from a characterful building forming one of the original Acomb village properties, the business consists of the making and selling of sandwiches, cakes, hot and cold drinks, light snacks etc and there is also a thriving and as yet undeveloped outside catering aspect to the business which could readily be expanded to generate higher profits without much increase in overheads. The business is run by one person hence there are no wage costs and is offered for sale at a very attractive asking price.

### ACCOMMODATION ( note, all dimensions are approximate )

**Sales area / kitchen approx 28 sq m.** having display counter, coffee vending machine, electronic cash register, two tables and four chairs, wash basin. Opens to:

**Preparation area approx 12.6 sq m** having Buffao grill, deep food fryer, stainless steel single drainer sink unit, electric cooker and oven, microwave and toaster, extraction canopy.

## **Staff we to rear.**

The shallow front forecourt allows for al fresco dining when weather permits.

## **RATES**

The premises are shown on the Valuation Office Rating web site as having a RV of £6200. Under current arrangements for small businesses, no rates should be payable however interested parties should check this information prior to proceeding.

## **LEASE**

A new lease has been signed for 5 years from 23<sup>rd</sup> December 2025 at a rent of £10,250pa with three yearly reviews.

## **BUSINESS**

.Accounts are available to genuinely interested parties. The business is run by one person at present with no staffing costs and is open Monday to Friday 9.00am to 3.00pm and 10.00am to 1.00pm Saturday. Some outside catering iundertaken but it is felt that this could be increased substantially by new owners with more energy and enthusiasm. This delightful business is easily run and viewing is strongly recommended.

## **EPC**

The property has an EPC rating of **TBC**

## **COSTS**

The purchaser will be required to pay a contribution of £450 + vat towards the landlords legal costs involved in preparing the lease.

## **PRICE**

**Around £29,995 +sav.**

## **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.