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Comprehensively Equipped Cafe / Bistro 69 East Parade, Heworth, York, YO31 7YB



FOREWORD

We are pleased to offer this delightfully presented cafe / bistro located in a prime suburban location close to the Co Op store and Post Office on East Parade in Heworth. No expense has been spared in the equipping of these premises which are licensed and open from 10.00.am until 11.00 pm daily. They are only for sale due to the owner having other business commitments which are taking up more time than originally envisaged therefore the availability of these premises offers the purchaser a fine opportunity to acquire a fully fitted outlet ready for immediate operation at a fraction of the cost it would take to fit it out from scratch. Viewing is highly recommended.

ACCOMMODATION

Retail area approx 69 sq m (750 sq ft.) with covers for up to around 40, range of benches, stools, tables and chairs, ' L ' shaped counter with bar behind, cash register, cold drinks cabinets, swing door to:

Kitchen approx 22.5 sq m (242 sq ft) being fully equipped including Ice cream machine, Rice cooker, Vacuum machine, pizza fridge, fridge freezer, table top freezer, chest freezer, hot plate, 3 induction plates, combi oven, microwave oven, dishwasher, meat slicer, stainless steel sink unit and bowl

WC for public use, accessed off the cafe area and having a low level wc wash basin, extractor fan, baby changing facilities, tiled floor.

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £13,250 . Interested parties **MUST** check this information prior to proceeding.

LEASE

The property is held on a lease with 5 years remaining at a rent of £1250 per month. The tenant is responsible for internal repairs and insurance.

EPC

The property has an EPC rating of D

COSTS

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

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.