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Very Profitable and Attractive Cafe Business *T/a Love to Eat* **52 Moor Lane, Dringhouses, York, YO24 2QY**



FOREWORD

Love to Eat is a highly popular and profitable cafe business run from well appointed premises adjacent to the car park by Chapmans Pond in the sought after suburb of Dringhouses, about 2 miles west of the city centre. The business has been established for many years and is only for sale due to the personal circumstances of the proprietor. The business offers a varied menu and is a very popular social gathering venue as well as having on line presence via a web site and several social media platforms. In addition to the cafe, there is a healthy outside catering business and it is felt this is an aspect of the business which could be greatly expanded if desired by a new owner. The sale includes all fixtures and fittings, a van for the outside catering and the present owner has invested heavily in creating an outside seating area covered by an expensive retractable awning allowing for al fresco dining with heaters on the forecourt outside.

ACCOMMODATION

Overall area around 70 sq m comprising as follows:



Cafe area, having covers for up to 30, further seating on the forecourt for another 20 covers, equipment includes double cold drinks cabinet, coffee machine, electronic cash register, preparation benches, stainless steel bank of three fridges, two tall stainless steel freezers. The area is kept in full working order and is ready to operate immediately..

Preparation Room, having mostly stainless steel equipment comprising of two microwave ovens, 4 slice toaster, grill, double bowl sink unit, panini machine, preparation benches, various pots and pans and smaller utensils, one tall freezer and one tall fridge, electric cooker with double oven, walk in understairs storage cupboard.

WC and wash basin.

BUSINESS

Client Accounts for year ended April 2025 show sales of £145 547 and a net profit of £32,012. The owner is not full time so employs more staff than other owners are likely to including one who works one day a week, one working 4 days a week and a new staff member who is on a short term contract. It is anticipated that a new owner would run the business on a full time basis possibly with a partner and thus save considerably on wage costs. On this basis we calculate that the adjusted net profit will be around £40,000 pa. Opening times are Tuesday to Saturday 9.00am to 3.00pm, Sunday 10.00am to 2.00pm. There is consent to remain open until 6.00pm if desired.

The sales figures are made up of cafe sales around 50%, catering around 25% to 30% with the balance being take away food sales. The outside catering aspect is made up from for private parties, local businesses, funerals, afternoon teas, baby showers etc mostly within about a 5 mile radius. The business boasts a 5* hygiene rating, consistent over the past two visits.

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £8900. Under current arrangements for small businesses, no rates should be payable however interested parties **MUST** check this information prior to proceeding.

LEASE

The current lease runs until March 2025 however the landlord has confirmed that a new lease will be available on internal repairing and insuring terms for a length to be agreed at a rent of only **£750 per month**, subject to satisfactory references. It can be seen therefore that the day to day overheads are very low.

EPC

The property has an EPC rating of D

PRICE

This fabulous business is available for £54,950 + sav.

COSTS

The incoming tenant will be required to pay 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.