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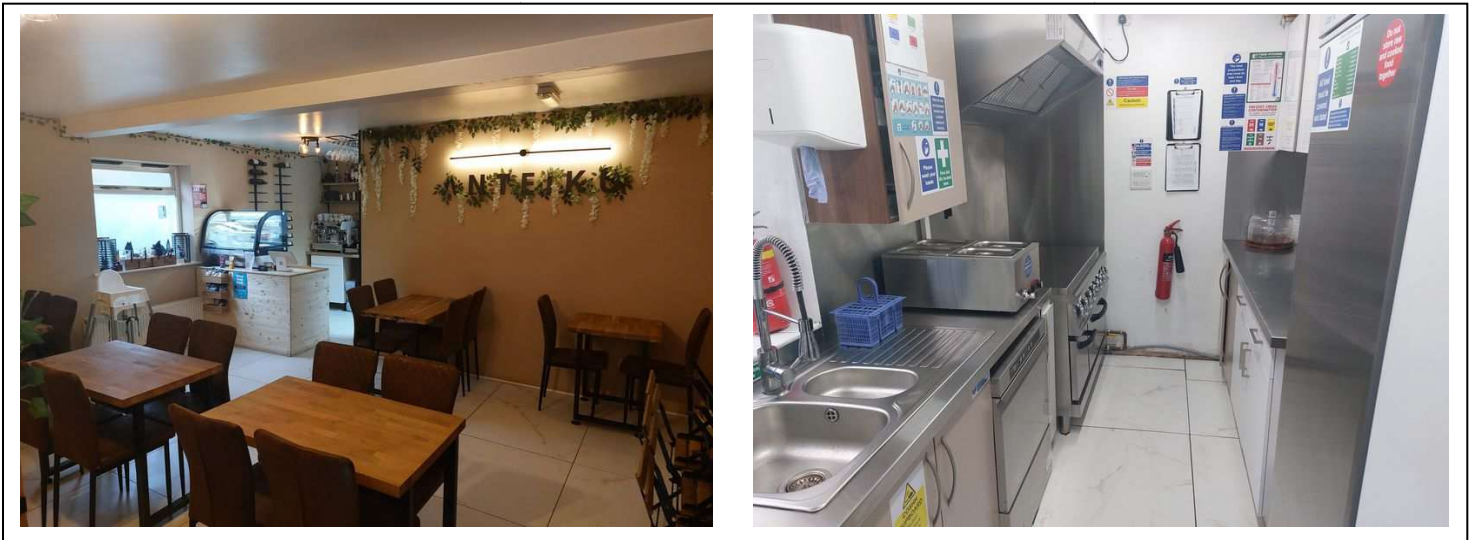
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**‘Anteiku’ Cafe and Tea Rooms
(The Hub of the Community)
1b Church Lane, Copmanthorpe, York, YO23 3SE**



FOREWORD

Anteiku cafe is a truly delightful concern having undergone a major refurbishment within the last 12 months or so to create what is now a well appointed and beautifully presented 30 cover licensed cafe / restaurant / tea rooms. The business has built up a great reputation with 5 star reviews and a 5 star hygiene rating. Catering for all, the business is particularly popular for its all day breakfasts, teas, coffees, hot chocolate with cakes and pastries, toasties, light snacks etc. It also runs occasional speciality evenings such as tapas, chess evenings and has some live music events. The equipment included in the sale is all virtually brand new including the gas central heating boiler. The business is considered to be ideal for a two person team so that staff costs can be reduced or eliminated thus further enhancing profits and in our opinion it represents a fantastic opportunity to acquire a read made and fully equipped concern for a lot less than it would cost to fit out from scratch. Viewing is highly recommended.

ACCOMMODATION (note, all dimensions are approximate)

Cafe/ restaurant fitted with solid oak tables and comfortable chairs with covers for 30 plus further outside seating when weather permits. Ceramic tiled floor, counter with glass fronted and illuminated pastry and cakes display unit, two under counter cold drinks cabinets (one housing beers and wines) Electronic state of the art cash register, coffee machine (on rental expiring 2027) coffee grinder, access to:

Kitchen being fully equipped with stainless steel catering equipment including sink unit, 6 burner commercial gas cooker, full extraction canopy over, 4 pan bain marie, dish washer, fridge freezer, tall freezer, tall fridge, range of smaller items such as toaster and grill, base and wall cupboards,.

There are **wc facilities** off the cafe area which are shared with the convenience store to the front.

Floor area approx 47 sq m. (from valuation Office Rating Web site)

RATES

The premises are shown on the Valuation Office Rating web site as having a RV of £10,250. Under current arrangements for small businesses, no rates should be payable however interested parties should check this information prior to proceeding.

LEASE

The premises are held on a full repairing and insuring lease expiring in August 2032 at a rent of £10,400pa with a tenants break in 2028.

BUSINESS

We are informed that the current sales figures are around £1300 to £1500 per week increasing steadily with a projected sales figure for 2026 being £73,000pa. Detailed figures can be made available to interested parties after having viewed the premises. Current opening hours are Tuesday to Saturday 9.00am to 3.00pm plus occasional evenings. From time to time the current owner rents out the venue to parties or other special occasions which produces a good additional income to the normal daily takings. This could be further expanded if desired. There is great scope to extend the hours and introduce other activities such as outside catering which would further enhance takings.

EPC

The property has an EPC rating of TBC.

COSTS

The purchaser will be required to pay a contribution of 50% of the landlords legal costs involved in the assigning of the lease.

PRICE

We are seeking only £24,950 to include all equipment as referred to.

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.