

# COOKFELLA'S WINE BAR & EATERY, 2 - 4 WESTGATE, GUISBOROUGH, TS14 6BA

FOR SALE - LICENSED / LEISURE INVESTMENT



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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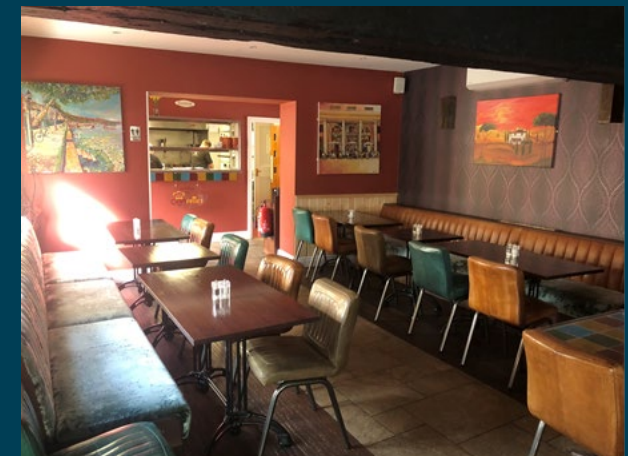
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## LOCATION

The property is situated on Westgate, the prime retail pitch in the centre of Guisborough, a market town on the northern edge of the North York Moors National Park which lies approximately 8 miles to the south-east of Middlesbrough, 20 miles east of Darlington and 60 miles north of York.

Occupiers in the immediate vicinity include The Brickyard Bakery, Greggs, Boots, Koselig Bakery, One Stop, Specsavers and Brass Monkey.

## DESCRIPTION

The subject property comprises the former Black Swan public house, a pub that is understood to date from around 1820 and which is now occupied by Cookfella's as a wine bar and restaurant.

Internally, the front section of the building provides the main bar area with a central servery with a mixture of fitted bench and loose seating. Male and female toilets are provided to the rear and this area has been extended by way of a mono pitched roof section which has been built over part of the former yard.

The rear single storey section provides the "eatery", an L-shaped restaurant area with a further bar, the kitchen, ancillary storage areas and male, female and disabled toilets.

To the first floor is a flat which comprises a hallway, living room, bedroom, kitchen, and bathroom, together with a manager's office and a storeroom.

## ACCOMMODATION

### Ground Floor

|  |                |
|--|----------------|
| Wine Bar / WCs                           | 112.76 / 1,214 |
| Restaurant / Kitchen / WCs / Beer Cellar | 184.78 / 1,988 |

### First Floor

|              |             |
|--------------|-------------|
| Flat         | 88.23 / 950 |
| Office/Store | 32.40 / 349 |

## RATING ASSESSMENT

The premises have a combined Rateable Value of £21,500. The upper floor flat is assessed for Council Tax under Band A.

The tenant is responsible for the business rates and Council Tax.



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## TENURE

The premises are currently let on to Cookfella's Limited on a 10 year FRI Lease, from 22 February 2021, at a passing rent of £50,000 per annum . There are around 7½ years remaining on the lease, with an upward only rent review due in February 2026.

## THE OPPORTUNITY

The freehold investment is available to purchase at an asking price of £500,000 excluding VAT if applicable

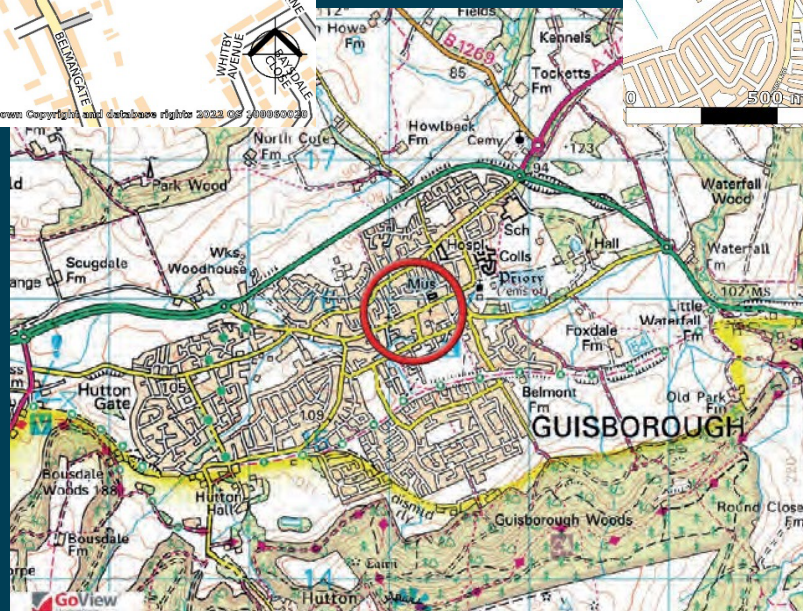
Cookfella's is a well-known restaurant and bar situated in the centre of the historic town of Guisborough on the northern edge of the North York moors. They have been trading in Guisborough since 2012 and are a well-established business.

## VIEWING

Contact Richard Stevenson on 01642 713303 / 07739 436740 or Jack Robinson on 01642 713303 / 07706 316628

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## Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| Black Swan<br>2 Westgate<br>GUISBOROUGH<br>TS14 6BA | Energy rating<br><b>B</b> | Valid until: 8 November 2028<br>Certificate number: 9498-3029-0584-0490-8005 |
|---|---------------------------|--|

### Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

### Total floor area

429 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is B.

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