



Gillygate, York Guide Price £49,950

Very popular leasehold business that has traded successfully for around 20 years.

Located in York City Centre.

Accountancy information and a full list of Inventory available to seriously interested parties.

Gross internal area of approximately 33 m² / 354 sq ft.

The business specialises in the sale of crystals, minerals, fossils, rocks, silver jewellery, oils, tarot cards and incense.

All stock to be included within the sale except for some specific items that the seller will retain. These will be pointed out on viewing / inspection.



DESCRIPTION

The business (which was originally called Cosmic Trading) has operated successfully for the last 20 years.

Around 7 years ago, the business was purchased by the current owner.

The current owner successfully guided the business through the turbulent waters of Covid leaving it in a strong position. She is now looking to retire, passing on the reins to a new entrepreneur.

The property benefits from a traditional shop frontage with signage fascia above and inset customer entrance door. This opens directly into a retail area with laminate covered floor and a variety of light fittings.

The accommodation includes a ground floor shop, therapy room, w/c, and storage area.

The business specialises in the sale of crystals, minerals, fossils, rocks, silver jewellery, oils, tarot cards and incense.

There is the possibility to increase the range of goods on offer.

The landlords of the wider building have indicated that they would be prepared to enter a new 5-year lease with the purchasers of the business at a rent of £10,000 per annum.

The business is ideal for single persons or a 'husband and wife' team.

The business is only open Monday to Saturday from 10.30am to 4pm.

Gross Internal Area: 33 m² / 354 sq ft.

LOCATION

The business trades from a shop on the popular thoroughfare of Gillygate. Gillygate links York City Centre to the main campus of St John's University meaning that there are generally very good levels of footfall.

We would also comment that the shop is on the better side of the street from a retailing perspective.

SERVICES

We understand that mains services of electricity and water are connected to the property.

The property benefits from electrical heating, including a heater above the customer entrance door.

A full list of Inventory is available to seriously interested parties.

RATEABLE VALUE

The property has a Rateable Value of £9,000. This should enable the possibility of full Small Business Rates Relief.

PLANNING

The property falls within the jurisdiction of York City Council.

We believe that the property falls within a Conservation Area.

Prospective purchasers of the business are invited to make their own enquiries with York City Council in terms of any alternative uses.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of D. A copy of this is available to view at the agent's offices.

TERMS

The business, to include "goodwill" and trade fixtures and fittings is available to purchase for £49,950.

All stock to be included within the sale except for some specific items that the seller will retain. These will be pointed out on viewing / inspection.

The landlords have indicated that they would be prepared to enter a new 5-year lease with the purchasers of the business at a rent of £10,000 per annum (although a rental deposit maybe payable).

VIEWINGS

Viewings strictly by way of appointment. Contact Stephenson's Estate Agents (Commercial and Development).

COSTS

Each party is to be responsible for their own legal costs incurred in connection to the transaction.

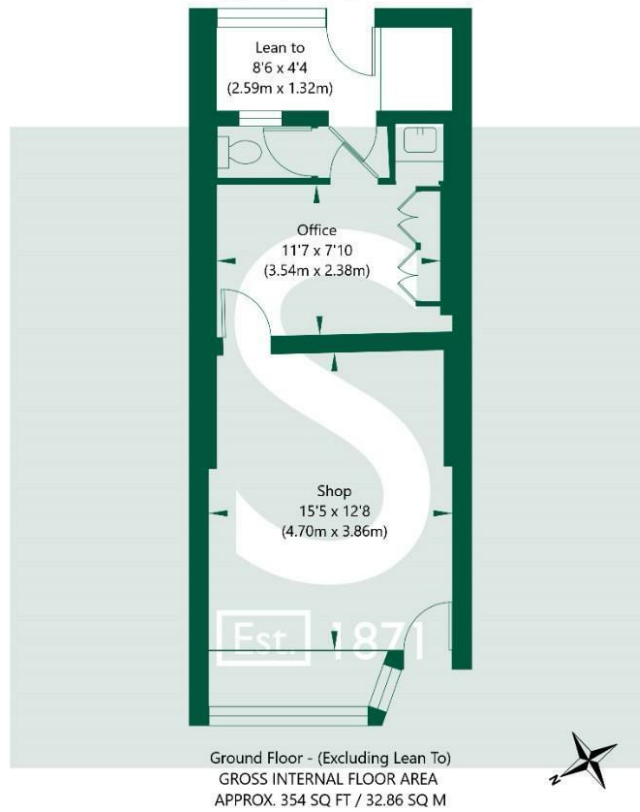
VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

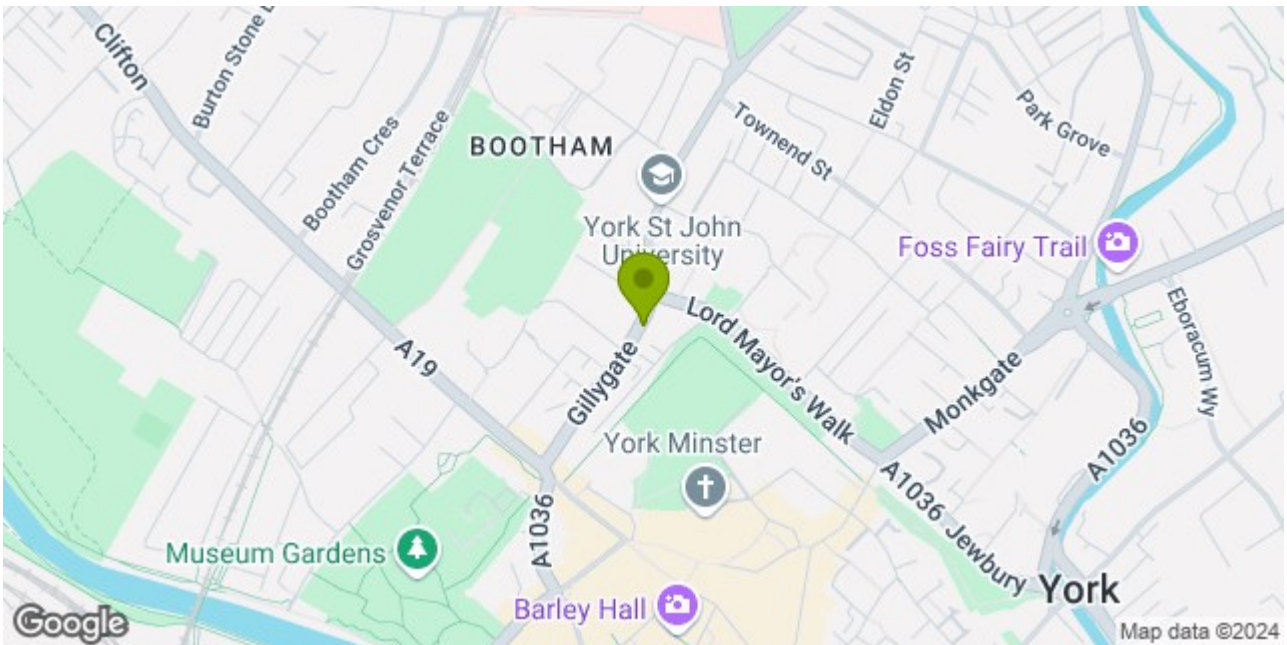
DATE PREPARED

May 2024.

Gillygate, York, YO31 7EQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 354 SQ FT / 32.86 SQ M - (Excluding Lean To)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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