

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Cafe Cocoa, 6 Smiddy Hill, Pickering, Pickering, YO18 7AN

£27,500

- Established business
- Excellent further potential
- Owner operator opportunity
- Includes fixtures and fittings

## 6 Smiddy Hill, Pickering YO18 7AN

Extremely well established leasehold business for sale as a going concern to include fixtures and fittings. Cafe Cocoa enjoys lovely aspects onto Smiddy Hill Gardens and offers the ideal opportunity for the owner/operator to take over and perhaps further develop this highly regarded Coffee shop/Tea rooms well known for serving locally sourced offerings both eat in and takeaway. Lease available by assignment at £10,000 per annum. Currently serving from 22 covers, includes music licence, alcohol licence can be applied for by new owner.



Council Tax Band:



#### LOCATION/DIRECTIONS

Pickering is a pleasant market town at the foot of the North York Moors National Park, offering a wide selection of shops, schools and amenities. There are good road links to the east coast and the neighbouring market town of Malton where there is a regular rail link to the City of York.

Best found by leaving the town from the Forest & Vale roundabout on the A170 Kirkbymoorside direction. Shortly after the roundabout take a right turn onto Smiddy Hill where Café Cocoa can be found on your left.

#### SERVICES

All mains services are connected to this property.

#### GROUND FLOOR

##### COUNTER AND SEATING AREA

19'0" x 14'9"

External door into counter area, refrigerated display chiller, downstairs seating. Front window, radiator, wood floors, doors into cloakroom and kitchen/prep room. Stairs off to first floor.

##### CLOAKROOM

WC and wash hand basin.

##### KITCHEN AND PREP ROOM

18'4" x 6'7"

L shaped area, with double stainless steel sink, separate stainless steel hand wash sink, base units, wall shelves, wall mounted gas central heating boiler, large commercial oven, upright freezer, commercial fridge, three microwaves, commercial dishwasher, rear and side windows, side external door.

#### FIRST FLOOR

#### SEATING AREA

17'1" x 14'9"

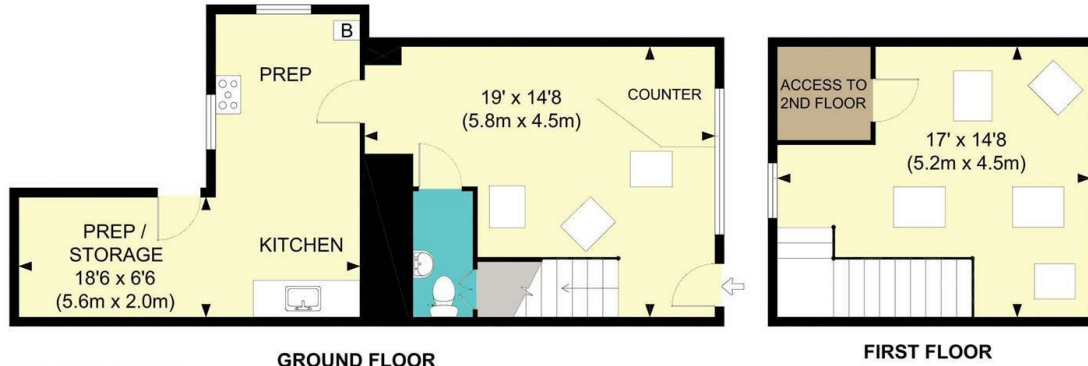
Front and rear windows, panelled and beamed ceiling, radiator, first floor seating.

#### FURTHER INFORMATION

The sale excludes the second floor and roof. The alcohol licence is not transferable, the new buyer can apply for one.

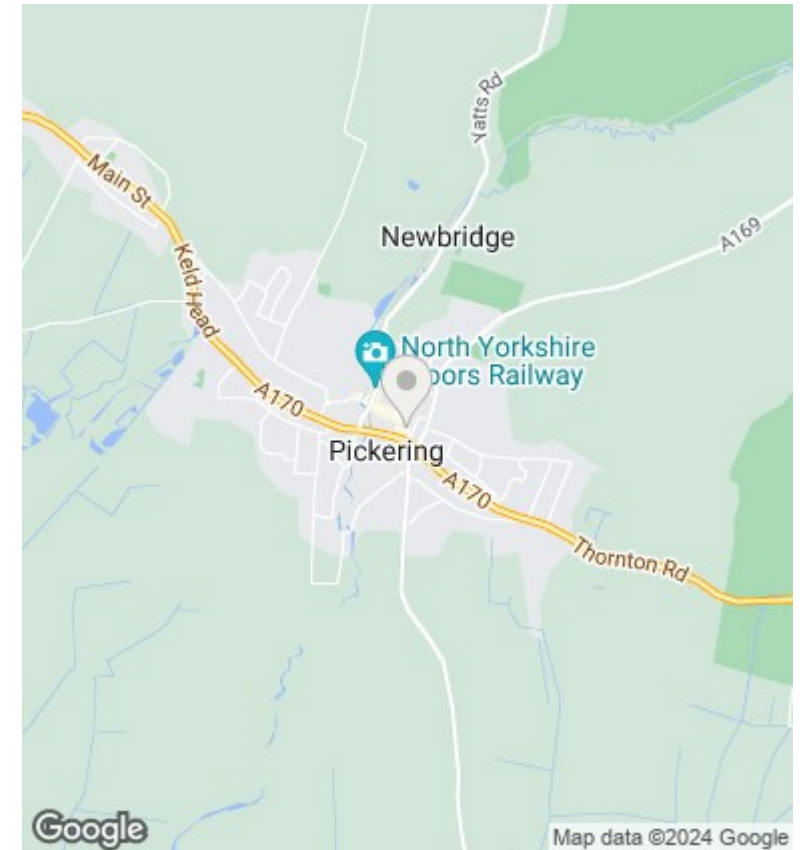
## CAFE COCOA

Approx. gross internal floor area  
727 Sq. Ft / 67 Sq. M.



### FLOORPLAN

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale



## Directions

20 Birdgate, Pickering, YO18 7AL - 01751 476 900  
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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