

FOR SALE

CAKES D'LICIOUS

61 CLIFTON, YORK, YO30 6BD

**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

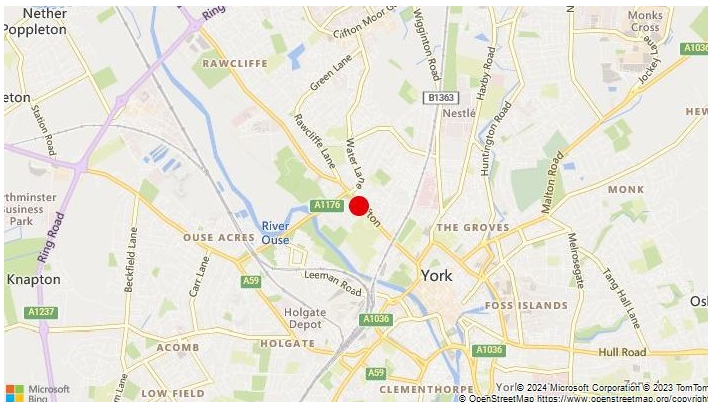
Price - £37,500

Business For Sale

Cafe

Property Features

- Wonderful Vintage Tearoom and Cakery
- Located in the popular area of Clifton around half a mile from York City Centre
- Established in 2012, specialising in home-made cakes, lunches and afternoon tea.
- Two storey premises with two tearoom areas, sales area and kitchen



Enquiries

Barry Crux & Company

01904 659990

admin@barrycrux.co.uk

Location

The business is located in the Clifton area of York which lies around half a mile from the City Centre in a popular area with direct frontage onto the main route into York.

Description

BUSINESS FOR SALE - Cakes D'Licious is an independent vintage tearoom and cakery which offers a fantastic range of home-made cakes, breakfast, lunches and afternoon tea. The business trades from well appointed two storey premises with a vintage style which provides a welcoming atmosphere for customers to enjoy. In addition, Cakes D'Licious benefits from a good presence on social media platforms.

Accommodation

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides the following net internal floor areas:

Ground Floor - 56.53 sq.m. (609 sq.ft)

Comprising sales area and tearoom incorporating a kitchen and preparation area plus separate kitchen/store

First Floor - 27.47 sq.m. (296 sq.ft.)

Comprising tearoom, staff room, store, office and customer toilets

Outside: To the front of the property is a forecourt with space for tables and chairs. To the rear is an enclosed yard.



Services

We understand that mains water, drainage and electricity are connected to the property.

Trade and Business

Cakes D'Licious is well known for offering an excellent range of cakes and light meals which are made on the premises and available to customers within the tearoom and for take-away purchases. The premises are well fitted out and equipped with a large serving counter to the front sales area and a baking/preparation area to the rear with a range of catering equipment. There is seating over the two floors for up to 36 covers plus a small outside area.

The business operates five days a week (closing Wednesdays and Sundays) between 9.00am and 4.00pm. The staffing structure comprises a full-time proprietor, supported by two full-time and two part-time members of staff plus a cleaner.

There is potential for the business to obtain a license to offer alcohol with afternoon tea and possibly open in the evenings as a bistro. This is subject to obtaining the relevant consent.

Financial and trading information will be produced and provided in due course to seriously interested parties following an inspection. However, turnover for the year up to July 2022 was approximately £140,000.

Fixtures and Fittings

An inventory of the fixtures and fittings to be included in the sale will be prepared in due course.

Terms

A new lease is available at a rent of £15,000 per annum for a period of nine years, subject to rent reviews. The landlord may require the incoming tenant to provide a rent deposit.

Local Authority

York

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£10,750

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

Value Added Tax

VAT may be chargeable on the sale price and rent and, if appropriate, this will be at the prevailing rate.

Costs

Each party is to bear their own legal costs in the matter and the purchaser is to meet the landlords legal and administration costs incurred in connection with the assignment of the lease/new lease. If the purchasers withdraw from the transaction, they would be required to meet the vendors and landlords legal and administration costs incurred.

EPC Rating

The property has an energy performance asset rating of D82. A full copy of the EPC is available upon request.

