

# FOR SALE

## NEWS & CO

22B STATION PARADE, HARROGATE, HG1 1UE

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

**Price - £19,000 Offers invited**

Established Business for Sale

## Business

### Property Features

- Busy town centre location in Harrogate, close to the bus and railway stations
- Currently selling newspapers, magazines, confectionery, drinks, tobaccos, groceries - suitable for an extended range of retail uses
- Sale due to impending retirement



**Enquiries**

**Barry Crux & Company**

01904 659990

admin@barrycrux.co.uk

## Location

News & Co is located in Harrogate Town Centre, within the retail core and 200m from the railway station and 100m from the prime shopping area. The street has a good footfall and also benefits from on-street metered parking.

## Description

BUSINESS FOR SALE - News & Co is an established newsagent, operating from a ground floor retail unit with rear store/office and cellar. The property provides a modern inverter air-conditioned sales area with a good range of fixtures and fittings. There is an installed full EPOS system with back-office computer and integrated credit and contactless card machine.

## Services

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

## Trade and Business

The business is operated by two proprietors and trades from Monday to Saturday each week between the hours of 6.45am and 5.15pm. Closed all Bank Holidays. The business sells a range of Newspapers, Magazines, Tobacco, Drinks, Confectionery, and Ice Cream.

Financial and Trading information will be produced and provided in due course to seriously interested parties following inspection.

## Licences

The property previously held a license to sell alcohol, so there may be an opportunity to trade as an off-license.

## Terms

The property is currently held by way of a six-year lease from 2017 at a rent of £13,250 per annum.

## Local Authority

Harrogate

## Business Rates - 2024/25

RATEABLE VALUE                      RATES PAYABLE

£12,000

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 be responsible for their own legal costs. However, the purchaser will be required to meet the landlord's proper legal and administration costs in connection with the assignment of the lease or in relation to the surrender of the existing lease and grant of a new lease. If the purchaser withdraws from the transaction, it would be expected that they would cover both the landlord and vendor's legal costs, up to that point.

## EPC Rating

The property has an energy rating of E/105.

**E** 101-125