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**Forge Tea Rooms,**  
York, YO62 6UA

**Guide Price £49,500**

A rare opportunity to acquire this well-established fantastically situated Tea Shop Business located in the village of Hutton Le-Hole. The business includes approx.. 39 internal covers, 16-20 external cover, ice cream sales hatch and general goods. Only a change in circumstances is pushing this sale.





## LOCATION

Forge Tea Rooms is situated in the very popular village of Hutton le Hole which sits in the heart of the picturesque North York Moors. It is ideally located adjacent to the Ryedale Folk Museum and benefits from excellent tourist trade with caravan parks, camp sites, hotels and B & B nearby.

## THE BUSINESS

This is a very well established business that is well presented internally and comes fully equipped. The current owner has been running it for nearly 8 years and have constantly invested back into the business, along with new windows and doors to the main area. Only a change in circumstances is pushing this sale.

## THE PREMISES

Split into two main seating areas, the central door opens to the main seating area and counter. There is approximately 24 covers to this part, which includes a ice cream serving hatch in the window. There is a further seating area to the right hand side for 15 covers and then a soft seating area around the fireplace.

Externally there is a forecourt that allows for approximately 16 - 20 covers.

## KITCHEN

4.4 x 2.8 (14'5" x 9'2")

Fully equipped working kitchen with a range of stainless steel worktops, sink unit and wash basin, ovens, fridge and freezer, dish washer, grill.

## WC

Wash basin and WC.

## TENURE

Remaining terms of a 5 year Landlord and Tenant Act lease with approximately 3 years remaining. The current passing rent is £ 19,569.38 per annum on Full Repairing and Insuring (FRI) terms.

## OPENING HOURS

Currently operating for 10 months of the year from February to December and 7 days a week, 9:30 am - 5:30 pm

## VIEWING

Strictly by prior appointment with sole agents, Colin Ellis Property Services on 01723 363565



**Forge Tea Rooms - 18053342**  
**Council Tax Band - Exempt**  
**Length of Tenancy - Please contact office for further information**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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