

FOR SALE

SPRINKLES

84 CHURCH STREET, WHITBY, YO22 4BH

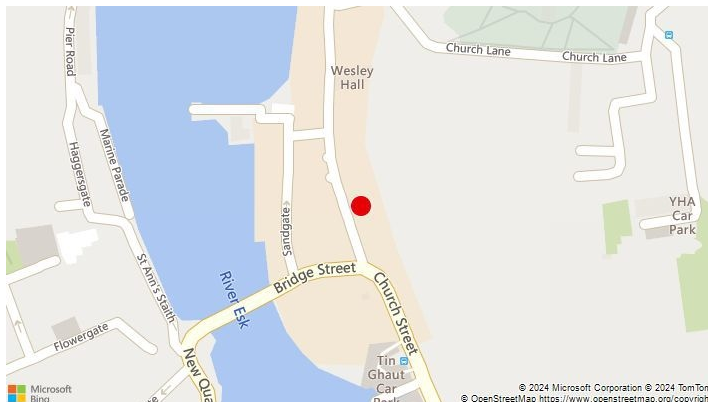
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £29,950 Leasehold Business for sale
Rent - £14,000 per annum

Business

Property Features

- Prominent site at the heart of Whitby's main tourist areas.
- Year-round resort with good footfall 12 months of the year.
- Fully fitted as an ice-cream parlor.
- Huge scope to increase trade due to limited hours.
- Possible to adapt to other uses.



Enquiries

Barry Crux & Company
01904 659990
admin@barrycrux.co.uk

Description

This ice cream parlour offers a fantastic opportunity for a new owner to secure a site in probably one of the busiest and most prominent parts of Whitby. This area is thronged by tourists and is close to the steps leading to Whitby Abbey. A profitable business that trades very limited hours from April to October offers great scope to increase hours and open for a longer period of the year.

Accommodation

Ground Floor - Shop unit 5.035m x 4.481m. Main trading space with serving counter, ice cream fridges, preparation work surfaces, small amount of customer seating on high stools, large-glazed window to the front and laminate flooring.

Basement - Storage area 3.248m x 3.425m narrowing to 2.748m. Accessed directly via a staircase to the rear of the serving counter. Storage with shelving and fridges.

External Spaces - Communal bin area and possibility to apply to the council for a small pavement license for outside seating.

Services

We believe that mains electric, water and drainage are connected to the property. There is no gas in the unit. Interested parties are advised to make their own independent enquiries.

Trade and Business

Sprinkles is traded purely as an ice cream parlour. It is only traded between April and October, being closed completely for the rest of the year. During the school holidays it is open 7 days a week from 11am until 5pm. During term time hours are limited to Saturday, Sunday and Bank Holidays Mondays. It is closed completely after October half term, only reopening at Easter. Our client does not work in the business day-to-day, employing 2 part-time staff. Trade has consistently averaged £1,200 per week net turnover with a good margin of profit.

More detailed accounting information will be provided to interested parties after viewing the premises. Our client has traded from the site for 6 years but has now decided to sell due to other business interests taking up more of his time. There is clearly great scope for increasing trade with the widening of the product range and longer opening hours, particularly during the summer months.

Fixtures and Fittings

The unit is fitted as an ice cream parlour and all the fittings will be included in the sale and an inventory will be provided.

Terms

The property is subject to a six-year lease granted from March 2019 at a rent of £14,000 per year. The landlord has indicated they are happy to grant a new lease to a purchaser on similar terms to the existing one, subject to the financial status and position of the purchaser.

A premium of £29,950 is sought for the fixtures and fittings and goodwill of the business.

EPC Rating

An EPC has been commissioned and will be available in due course.

