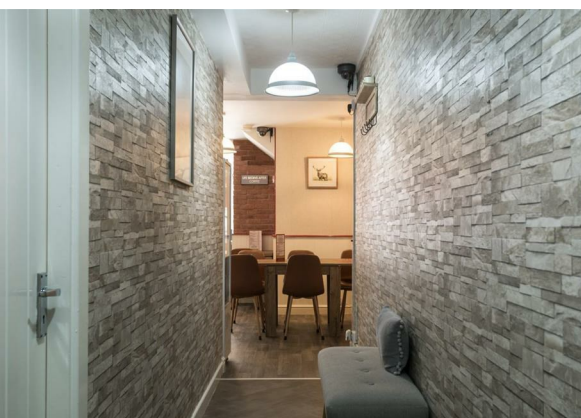




## Brook Street, Selby £49,950

- Very popular café business that has traded successfully for around 10 years.
- Located in Selby Town Centre.
- Accountancy information and a full list of Inventory available to seriously interested parties.
- Gross internal area of 101.93 sq m / 1,097 sq ft.





## DESCRIPTION

The Little Coffee House has traded successfully for the last 10 years.

Around 5 years ago, the business was purchased by Tim and Mandy Baldwin who carried out a full refurbishment. The café is very likeable and popular serving the hub of Selby.

Tim and Mandy successfully guided the business through the turbulent waters of Covid leaving it in a strong position. They are now looking to retire, passing on the reins to some new entrepreneurs.

The property benefits from a ground floor café, modern kitchen, storeroom and disabled toilet. To the first floor is an additional café area that has been used to cater for larger groups and functions.

The property has recently been awarded a "5" Food Hygiene Certificate and has a strong "Facebook" following of around 4,000. It has some very good reviews and a 5 stars on "TripAdvisor".

The landlords have indicated that they would be prepared to enter a new 5 year lease with the purchasers of the business at a rent of £675 pcm (£8,100 per annum).

The business is ideal for a 'husband and wife' team.

The business is only open Wednesday - Saturday so there is potential to significantly increase the levels of trade, by opening 6 days a week and offering outside catering. It also has a private function room for special occasions, meetings and events.

Gross Internal Area: 101.93 sq m / 1,097 sq ft.

## LOCATION

The property is located to the western side of Brook Street within Selby Town Centre.

Brook Street has seen a good deal of gentrification in recent times, with a number of new housing developments having been constructed.

## SERVICES

We understand that mains services of electricity and water are connected to the property.

The property has a gas fired central heating system.

A full list of Inventory is available to seriously interested parties.

## TERMS

The business, to include "goodwill" and trade fixtures and fittings is available to purchase for £49,950.

The landlords have indicated that they would be prepared to enter into a new 5 year lease with the purchasers of the business at a rent of £675 pcm / £8,100 per annum.

## RATEABLE VALUE

The property has a Rateable Value of £7,200. This should enable the possibility of full Small Business Rates Relief.

## PLANNING

The property falls within the jurisdiction of North Yorkshire Council.

We believe that the property benefits from an established use for A3 (café) purposes. Such a use now falls within the new Use Class E.

We believe that permitted opening hours are 8.00 am - 5.30 pm, Monday - Saturday.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of C (73). A copy of this is available to view at the agent's offices.

## VIEWINGS

Viewings strictly by way of appointment. Contact Stephenson's Estate Agents (Commercial and Development).

## COSTS

Each party is to be responsible for their own legal costs incurred in connection to the transaction.

## VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

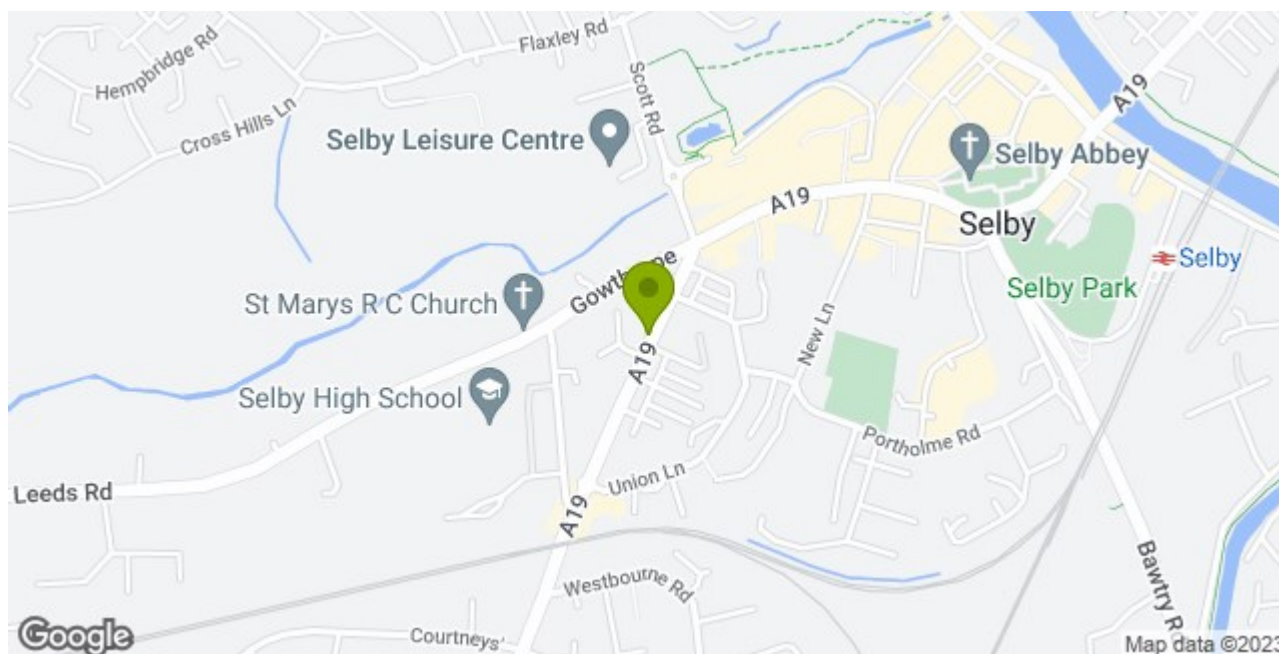
## DATE PREPARED

August 2023.

Brook Street, Selby, YO8 4AT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1097 SQ FT / 101.93 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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## Partners

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I E Reynolds BSc (Est Man) FRICS  
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N J C Kay BA (Hons) pg dip MRICS  
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## Associates

CS Hill FNAEA  
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