

# STAIRCASE CAFÉ GOLDEN LION BANK WHITBY



**£49,500**

**A well established town centre leasehold café business catering for up to 45 covers. The premises occupies the first and second floors and is for sale as a going concern to include all trade fixtures and fittings.**

*Located at the top of Golden Lion Bank at the junction with Flowergate in the town centre.*



Proprietors: N A & F Jackson • Manager: Keith Guy  
32 Flowergate ♦ Whitby ♦ North Yorkshire ♦ YO21 3BB  
Telephone: 01947 606111 ♦ Fax: 01947 606340

Web site: [www.jacksonspropertyservice.co.uk](http://www.jacksonspropertyservice.co.uk)

e-mail: [whitbyproperty@onyxnet.co.uk](mailto:whitbyproperty@onyxnet.co.uk)

## **GROUND FLOOR**

### **ENTRANCE LOBBY**

With stairs to the first floor.

### **FIRST FLOOR**

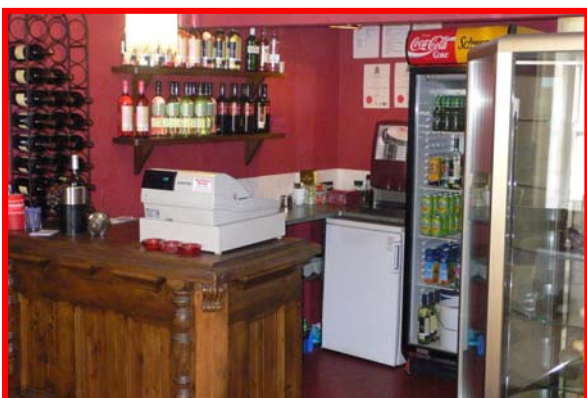
#### **CAFÉ (23'9 x 10'3 extending to 17'9)**

Having part panelled walls, 2 storage heaters, a bay window to front, 2 other windows to the front and stairs to the second floor.

#### **LADIES & GENTS TOILETS**

With tiled floors and part panelled walls.

#### **SERVING AREA (10'3 x 8'6)**



#### **KITCHEN / PREP AREA (14' x 7' ex recess)**

A commercially equipped kitchen with a double bowl sink and window to the side.

### **SECOND FLOOR**

#### **CAFÉ (11'6 x 9'6)**

With a window to front.

#### **STOREROOM (12'3 x 7'3)**

#### **FREEZER ROOM (10'3 x 9'3)**

#### **PREP ROOM (11'3 x 8')**

Has a double drainer sink, plumbing for a washing machine and a double glazed velux window to side.

### **LEASE**

We are informed that there is currently a 15 year lease which has been recently renewed and that the rent is £6,500 per annum.

### **NOTES**

1. We understand that the café is currently open 6 days per week and that this will increase to 7 days per week from Easter until October.
2. We are informed that the premises has music and alcohol licences.
3. An inventory of fixtures and fittings will be provided by the current lessee.

**VALUE ADDED TAX** Value Added Tax may be payable on the purchase price and/or rent and/ or other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

### **VIEWINGS**

Strictly by appointment through sole selling agents.

**MEASUREMENTS** are only very approximate and their accuracy is in no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpet or furnishings.

### **IMPORTANT NOTE TO PROSPECTIVE PURCHASERS** **Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract or sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document. Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are; give notice that (a) these particulars are prepared for the convenience of any intending purchaser or tenancy & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries or inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) The vendors, owners or landlords of the property do not make or

give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.