

REF: C2981

CAFÉ FOR SALE IN SOUTH EAST ESSEX

SAME OWNERS OVER 21 YEARS– FULL A3 & ALCOHOL (2300)

TURNOVER £8,000 PER WEEK – RETIREMENT SALE - HUGE SCOPE TO INCREASE

80 COVERS INCLUDING PRIVATE REAR GARDEN

AFFLUENT HIGH STREET CLOSE TO MAIN LINE TRAIN STATION

SOUTH EAST ESSEX - REDUCED £149,995 LEASEHOLD + SAV



- TURNOVER £8,000 PER WEEK
- RENT £18,000 PER ANNUM
- NIL RATES TO PAY

- BRAND NEW 15 YEAR LEASE
- A3 & ALCOHOL LICENCE (2300)
- HUGE SCOPE FOR EVENINGS

LOCATION

This business occupies a superb trading position on an affluent, busy HIGH STREET close to a TRAIN STATION within this well-known and popular town in SOUTH EAST ESSEX.

THE BUSINESS

The business has been TRADING FOR OVER 21 YEARS and has been operated all this time by our vendor clients who have built up a superb reputation with generations of returning clients. Trading out of an ideal premises that holds a FULL A3 LICENCE & ALCOHOL (2300) – GIVING GREAT OPPORTUNITY FOR A NEW OWNER TO OPERATE EVENINGS. Our clients are archiving a fantastic TURNOVER OF CIRCA £8,000 PER WEEK ONLY, TRADING 0800 – 1600 MONDAY – SATURDAY & SUNDAY 0900 – 1400.

The sellers are the freeholders and, having run the business for 21 years, are looking to pass this well-established business onto a successor and have an excellent long-term relationship as any new purchaser would become their tenant. They are happy to offer a BRAND NEW 15 YEAR secure renewable 1954 ACT lease – length and terms to be agreed. Asking rent £18,000 per annum.

RATES

We are informed by the seller they pay: Nil rates. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £8,000 per week, working on an excellent profit margin.

TRADING HOURS

Monday – Saturday 0800 – 1600. Sunday 0900 – 1400. GREAT GROWTH POTENTIAL FOR LONGER HOURS & EVENING TRADE.

REASON FOR SALE

After 21 years of running the business, our vendor is reluctantly selling the business due to a need to retire. The sale is to include all the equipment. Naturally, a full inventory list will be provided at the point of sale.

LEASE

BRAND NEW 15 YEAR secure renewable 1954 ACT lease – length and terms to be agreed. Starting rent £18,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: 40 + INTERNAL COVERS, large trade counter with coffee machine, coffee grinder, drinks display chillers, range of serve-over and cake display stands, range of fridges and freezers, fully fitted commercial kitchen with extractor canopy and full induction system and all associated items, waiter stations, wooden flooring, decked PRIVATE REAR GARDEN TO REAR WITH AMPLE ROOM FOR 40 + COVERS, CCTV, air-conditioning, and much more. Fully inventors will be provided at point of sale.

STAFF

Vendor team with the help of 2 x chefs and a range of part and full-time waiter staff – STAFF COSTS: £2,500 PER WEEK.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE REDUCED PRICE OF £149,995 priced, to reflect the rare 21-year establishment, the brand new renewable lease, lengthy goodwill, and abundance of equipment, fixtures and fittings. Stock to be purchased at valuation.





*‘Our **business** is selling your **business**’*

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