

REF: C3267

ESTABLISHED DAYTIME CAFÉ – FOR SALE – BENFLEET / LEIGH-ON-SEA AREA
SOLID CONSISTENT TURNOVER
FULL A3 & ALCOHOL LICENCE (23:00)
EASY HOURS 0930 – 1500 - HUGE SCOPE TO EXPAND - RETIREMENT SALE
RENT JUST £14,496 PER ANNUM

BENFLEET / LEIGH-ON-SEA AREA – JUST £59,995 LEASEHOLD + SAV



- SOLID CONSISTENT TURNOVER
- RENT £14,496 PER ANNUM
- EASY HOURS OVER SIX DAYS 0930 - 1500



- BRAND NEW 10 YEAR LEASE AVAILABLE
- A3 & ALCOHOL LICENCE (2300)
- 1,300 SQ.FT (APPROX.)

LOCATION

Situated in the Benfleet / Leigh On Sea area, the café enjoys a prominent High Road position with strong footfall, constant passing traffic and excellent visibility. The surrounding residential density and busy local amenities provide a reliable daytime loyal customer base and consistent trade.

THE BUSINESS

This long established daytime café has been trading for over 11 years, with 9 years under the current owner, and benefits from a loyal, repeat customer base that delivers stable weekly income. The operation runs on easy daytime hours (09:30–15:00) and produces a solid consistent turnover (call for details), supported by a huge commercial kitchen, a secondary baking prep kitchen, and 50 internal covers. The café is well known locally and enjoys strong footfall and passing trade throughout the day.

With full A3 consent and an alcohol licence to 23:00, the site offers significant scope to expand into evening dining, events, delivery, or extended trading. The business already attracts Sunday lunch event groups, including coach trips, demonstrating clear demand for expanded service and additional revenue streams. This is a forced sale presenting a strong opportunity for a new owner to unlock the unused potential of the premises.

RATES

We are informed by the seller they pay: £4,846.42 per annum. * COULD BE REDUCED— We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

Solid consistent turnover. Call for further details.

TRADING HOURS

Monday – Saturday 0930 – 1500. Sunday—CLOSED (except for private booked events)

REASON FOR SALE

Retirement.

LEASE

The premises are held on a 10 year lease with 1 years remaining. Current rental of £14,496 per annum. We understand from the vendor the landlord is happy to grant a brand new 10 year lease with negatable terms.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: air-conditioning, CCTV, ample room for 45-50 internal covers, extensive full length trade counter with dual operation and two till system, ideal for clients wanting takeaway coffees, or seating in clients, coffee machine, coffee grinder, drinks display chillers, whole host of associated equipment as well as a takeaway cup sealing machine. Separate baking kitchen with ample work surfaces, inset electric double oven, eclectic hob, extractor canopy, ample storage and shelving, fridges and freezers serving hatch. separate male and female toilets. Fully fitted commercial kitchen with two extractor systems, griddle, range oven, wide range of stainless steel work surfaces, two pot fryer, range of fridges and fizzers and associated items. Wash up areas with commercial dishwasher, double sink, ample shelving and work surfaces. Separate owners office and store room.

STAFF

Vendor operated with the help of 3 part/full time staff members. STAFF COSTS: £1,100 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 PRICE OF £59,995 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.



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

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