

REF: C3286

CAFÉ COFFEE SHOP NEXT TO BUS STOP & TRAIN STATION – FOR SALE – BETHNAL GREEN
STAFF RUN – TURNOVER £4,000 PER WEEK
A1 / E LICENCE (2300) – GREAT POTENTIAL FOR AN ALCOHOL LICENCE
RECENTLY REFURBISHED & FULLY FITTED FOR TRADE



BETHNAL GREEN, EAST LONDON – JUST £69,995 LEASEHOLD + SAV



- TURNOVER £4,000 PER WEEK
- RENT JUST £16,000 PER ANNUM
- NIL RATES TO PAY

- 12 YEAR LEASE (3.5 REMAIN)
- A1/E LICENCE (2300)
- NEXT TO BUS STOP & TRAIN STATION

LOCATION

Located in Bethnal Green, East London, this café sits in a prime high-footfall position directly beside a busy bus stop and Bethnal Green train station. The surrounding area is packed with independent shops, offices and residential streets, generating steady all day passing trade and a strong base of repeat local customers.

THE BUSINESS

Our This well-established café and coffee shop has been trading successfully for over eight years, generating a consistent £4,000 per week on limited daytime hours. The business is fully staff-run with zero owner involvement, as the vendor has relocated outside London and now operates a different venture. Despite this hands-off setup, the café maintains a strong and loyal repeat customer base, driven by its prime position next to a busy bus stop and Bethnal Green train station, ensuring constant footfall throughout the day.

The premises operate across two floors, offering takeaway coffee and food upstairs with additional seating on the first and lower ground levels. Holding an A1/E licence (2300) and previously benefitting from an alcohol licence, the site presents clear potential for reinstatement and extended trading hours. With no evening trade, events or owner operator input, the business offers significant growth potential for a new hands-on operator to introduce later openings, develop the menu, and maximise this highly sought after location.

RATES

We are informed by the seller they pay: £NIL RATES per annum. *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 £4,000 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Monday – Friday 0730 – 1600. Saturday & Sunday 0900 – 1700.

REASON FOR SALE

Relocation

LEASE

The premises are held on a 12 year lease with 3.5 years remaining. Current rental of JUST £16,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Electric roller shutter, awning, pavement licence for 8 x external covers, CCTV, large full length trade counter with Coffee Machine and grinder, display cabinets, ample work surfaces, shelving and storage, hot plate, 2 x soup warmers, stainless steel worksurfaces with inset sink and hoe tap, commercial dishwashers, 14-16 internal covers arranged over first and lower ground floor, WC, ample storage, range of fridges and freezers, wide range of associated equipment .

STAFF

Staff run business; our vendor client doesn't work full time in the business. 1 x full-time manage with the assistance of 1-2 part time staff doing split shifts over busy periods to minimise staff costs. STAFF COSTS: £900 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 £69,995 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.





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