

REF: C3269

BAGEL SHOP / COFFEE SHOP / ARTISAN BAKERY FOR SALE – BOW AREA, EAST LONDON
EXTENSIVELY REFURBISHED IN 2024

TURNOVER £4,000 PER WEEK – TRADING ONLY 6 DAYS 09:00–16:30 – HUGE GROWTH
NIL BUSINESS RATES – LOW RENT £18,000 PER ANNUM



BOW AREA, EAST LONDON – £79,995 LEASEHOLD + SAV



- TURNOVER £4,000 PER WEEK
- RENT £18,000 PER ANNUM
- NIL RATES TO PAY



- 12 YEAR LEASE (10 REMAIN)
- A1/NEW 'E' LICENCE—(2300)
- EXTENSIVELY REFURBISHED IN 2024

LOCATION

Located in the Bow area of East London, within a busy and well established trading parade that benefits from strong daily footfall and three market days each week. This is a proven daytime trading location with consistent local demand and excellent passing trade.

THE BUSINESS

A smart, modern bagel and coffee operation, extensively refurbished in 2024 and presented in turnkey condition. The location benefits from strong daily footfall and three established market days each week, creating steady customer flow and repeat trade. With nil business rates and a low rent of £18,000 per annum, the business runs with very low overheads and is well suited to both owner-operators and experienced food entrepreneurs.

The premises are arranged over two floors, offering a well designed ground-floor service area supported by a lower-ground prep space with a walk in chiller—ideal for bakery production, catering, and delivery expansion. The business currently trades only six short days per week (09:00–16:30), generating around £4,000 per week, leaving substantial scope to extend hours, broaden the menu, and develop online and local delivery channels.

RATES

We are informed by the seller they pay: £Nil rates to pay 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

Wednesday to Monday 0900 – 1630. Tuesday—CLOSED.

REASON FOR SALE

The business is offered for sale due to other professional commitments.

LEASE

The premises are held on a 12 year lease with 10 years remaining. Current rental of £18,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Fully refurbished to a high standard having been completed renovated in July 2024, including new electrics, fully tiled flooring, ceiling, equipment throughout. CCTV, fully tiled flooring, purpose built large double trade counter with ample storage and glass display cabinets and shelving, coffee machine (leased), coffee grinder, ample shelving, commercial extractor canopy with induction system, griddle, multiple pot dispenser, tiled splash back, wide range of equipment and associated items, bar style seating, WC, lower ground floor area, WALK IN CHILLER, range of fridges and freezers, ample storage.

STAFF

1 x vendor operated, with the help of 2 part/full time staff members. STAFF COSTS: £1,300 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 £79,995 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.



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