

NON-TRADING BUSINESS

RECENTLY CLOSED FULLY FITTED & REFURBISHED CAFÉ WITH FULL A3 LICENCE (2300)

BRAND NEW KITCHEN, EQUIPMENT & EXTRACTOR INCLUDED

SUPERBLY FITTED – READY TO TRADE—FITTED WITH ‘GAS’ - ANY CUISINE

ROCHFORD, ESSEX – JUST £20,000 LEASEHOLD!!!!

(PRICE FOR NEW LEASE, ALL EQUIPMENT & COMPLETE REFURBISHMENT)



- SUPERBLY FITTED - READY TO TRADE
- RENT JUST £13,000 PER ANNUM
- NIL RATES TO PAY

- BRAND NEW 5 YEAR LEASE
- A3 LICENCE (2300)
- 750 SQ.FT (APPROX.)

LOCATION

Situated on a prime corner plot in one of Rochford's busiest footfall areas, this superbly refurbished café benefits from constant passing trade throughout the day. The parade is supported by strong residential density, independent retailers, and steady commuter movement, making it an ideal spot for a long-term operator. The unit also includes one private parking space, convenient for deliveries or staff. Its prominent position and visibility give any incoming tenant a strong platform to build immediate trade.

THE BUSINESS

This recently closed café has been refurbished to a superb standard throughout, with the freeholder investing heavily to create a fully turnkey operation. The unit benefits from a brand-new commercial kitchen, full A3 licence (2300), new flooring, electrics, CCTV, and a high-spec interior designed for an operator to walk in and begin trading immediately. Offering 30+ internal covers, a welcoming seating area to the front, and a separate fully fitted store room to the rear, the premises are ideal for coffee, brunch, dessert, deli or grab and go concepts.

The freeholder is seeking a long-term relationship with a committed tenant, supported by a brand-new 5-year lease at a starting rent of £13,000 per annum. A £20,000 premium is required for the equipment, fittings and lease, reflecting the quality of the fit-out and the turnkey nature of the opportunity.

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

Recently Closed.

REASON FOR SALE

Our vendor client is the freeholder and keen to build a long term relationship with a new owner/tenant.

LEASE

BRAND NEW 5 year lease. Starting rental of £13,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Corner Plot, outside seating, UPVC double entrance, CCTV, ample room for 30 internal covers, double length trade counter with ample work surfaces, shelving and storage, coffee machine, drinks display chillers, cake display stands, till system, fully tiled flooring, gas central heating. Fully fitted commercial kitchen with extractor canopy and full induction system, stainless steel splashback, plastic splashback to walls, electric oven, electric hob, gas fitting, two pot fryer, double griddle, range of fridges and freezers, double stainless steel sink and drainer, ample work surfaces and storage, range of associated items and equipment. 1 x parking space for owner to side, separate Bin store. Detached purpose build out building, non slip flooring, range of fridges and freezers, sink, plastic panelled to walls for splashback, ample shelving and storage.

LEGAL FEES

Each party is to cover their own legal fees. THE BUYER SHALL BE REQUIRED TO PAY A REFERENCING AND LEASE FEE OF £1000 + VAT.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £20,000 priced to reflect the new lease, equipment and fixtures and fittings.



Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



*'Our **business** is selling your **business**'*

Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

www.paviourpropertyservices.co.uk / info@paviourpropertyservices.co.uk

