

REF: C3287

DAYTIME CAFÉ/COFFEE SHOP – FOR SALE – CHINGFORD AREA
TWO - BEDROOM FLAT ABOVE INCLUDED REAR GARDEN
TURNOVER £4,000 PER WEEK – STAFF-RUN, TRADING 0800–1500
FULL A3 & ALCOHOL LICENCE (0030)

BUSY HIGH STREET, CHINGFORD AREA – £89,995 LEASEHOLD + SAV



- TURNOVER £4,000 + PER WEEK
- RENT £26,750 PER ANNUM - INC 2 BED FLAT ABOVE!
- RATES £3,600 PER ANNUM
- 10 YEAR LEASE
- A3 & ALCOHOL LICENCE (2300)
- 1,100 SQ.FT (APPROX.)

LOCATION

Located on a major junction along a very busy High Street in the Chingford area, the café benefits from constant footfall and strong visibility throughout the day. Surrounded by dense residential housing and established independents, this is a proven trading position with reliable daytime custom and excellent potential for evening expansion.

THE BUSINESS

This long-established daytime café/coffee shop has been trading for over 15 years and operates fully staff-run, with the vendor not working in the premises at all. The business trades 0800–1500, seven days a week, despite holding a full A3 licence and alcohol licence until 0030. Current turnover is £4,000 per week, generated entirely from daytime dine-in trade. The premises offer 40–45 internal covers, a private rear garden, and front and rear external seating totalling 25–30 covers, positioned on a major High Street junction with heavy footfall throughout the day.

The café is fully fitted for trade with a large service counter, display units, coffee equipment, refrigeration, and a fully equipped commercial kitchen suitable for café, brunch, Italian or Mediterranean concepts. A two-bedroom flat above provides additional income and is currently let to family members at a reduced rate of £1,050 PCM, although the true market rental value is closer to £1,500 PCM, covering almost 50% of the overall rent. The previous owners (whom PPS acted for) successfully ran monthly private events such as karaoke and themed meal evenings, demonstrating clear demand for evening functions. With underutilised licences, strong location, and clear expansion potential, the business offers significant scope to increase turnover through extended hours, delivery platforms, and reinstating regular events.

RATES

We are informed by the seller they pay: £3,600 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 with no involvement from owner, working on an excellent profit margin.

TRADING HOURS

Seven Days 0800 – 1500.

REASON FOR SALE

Concentrate on other business interests in the pubic hour sector.

LEASE

The premises are held on a 5 year lease with 1 years remaining. Current rental of £26,750 per annum that includes the accommodation. Our vendor already has a 10 lease extension starting immediately at the end of the current lease.

ACCOMODATION

Concentrate on Tow Bedroom self contained flat with lounge kitchen and bathroom. Sublet to family for £1,050 PCM, but we understand its worth circa £1,500 PCM.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: awning to front with 10 external covers, CCTV, air-conditioning, wooden flooring, ample room for 40-45 covers, large double counter and services over, range of drinks chillers, fridges and freezers, coffee machine and grinder, ample shelving and storage, range of cooking equipment and associated items. Separate WC. Fully fitted commercial kitchen with extractor canopy and full induction system, range cooker, ample stainless steel work surfaces and double sink, wide range of cooking equipment. Rear Garden with 15-20 covers.

STAFF

Staff run business; our vendor client doesn't work full time in the business. 1 full-time staff members a range of part-time staff members – STAFF COSTS: £800 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 £89,995 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.









*‘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

