

REF: C3288

ARTISAN BAKERY & CAFE - FOR SALE - AFFLUENT NORTH LONDON/HERTFORDSHIRE BORDERS
FULLY STAFF-RUN - £6,000 PER WEEK – TRADING 0700 – 1600
FULL A1 & ALCOHOL LICENCE (MIDNIGHT)
EXCEPTIONAL HIGH STREET POSITION



AFFLUENT NORTH LONDON / HERTFORDSHIRE BORDERS - £99,995 LEASEHOLD + SAV



- TURNOVER £6,000 PER WEEK
- RENT £35,000 + VAT PER ANNUM
- RATES £9,000 PER ANNUM
- 15 YEAR LEASE (11 REMAIN)
- A1 & ALCOHOL LICENCE (MIDNIGHT)
- 900 SQ.FT (APPROX.)

LOCATION

Located on a busy High Street within the Affluent North London / Hertfordshire Borders, surrounded by strong daily footfall, established independents, and a thriving day-to-night trading environment. The area benefits from a high income residential catchment, consistent passing trade, and excellent visibility on one of the region's key commercial strips.

THE BUSINESS

This fully staff—run artisan bakery and café producing a consistent £5,500–£6,000 per week on limited trading hours of 0700–1600. The current owners have operated the site for four years, running two complementary brands (Bakery + Café) from the same premises. The business is fully fitted throughout, including a separate prep / wash-up kitchen ideal for storage or expansion of bakery production. Despite the vendor having no operational involvement, the business still returns a net profit of £30,000 per annum, giving incoming owner-operators a clear opportunity to significantly increase net profit by reducing staffing levels and extending hours.

With a full A1 & Alcohol Licence (midnight), the site offers exceptional scope to introduce evening trade, café-bar concepts, bakery evenings, or events — particularly valuable given its prime High Street position within the Affluent North London / Hertfordshire Borders. The premises measure approximately 900 sq.ft, held on a 15-year lease with 11 years remaining, and benefit from strong footfall, excellent visibility, and a thriving day-to-night trading environment. This is a turnkey, High-street opportunity with substantial growth potential for hands-on operators.

RATES

We are informed by the seller they pay: £9,000 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 £5,500 - £6,000 PER WEEK produced being full staff run, working on an excellent profit margin yielding a net profit of £30,000 per annum.

TRADING HOURS

Seven Days 0700 – 1600.

REASON FOR SALE

Focus on other business interests in the restaurant sector.

LEASE

The premises are held on a 15 year lease with 11 years remaining. Current rental of £35,000 + VAT per annum. We understand from the seller the next review is due in 2029.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Glass frontage, CCTV, air-conditioning, mood lighting, TV display screens, wooden flooring, ample room for 30-35 covers, waiter station, ample display shelving, enclosed trade counter with ample work surfaces, shelving and storage, range of cake display stands, till system, coffee machine & grinder, beer fonts, 6 door stainless steel fridge, range of fridges and freezers. Preparation / Wash up kitchen area with range of electric ovens, stainless steel sinks, ample storage and shelving throughout, wide range of associated items throughout the café / bakery.

STAFF

Staff run business; our vendor client doesn't work full time in the business. 2 full-time staff members and a range of part-time staff members. STAFF COSTS: £1,400 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 £99,995 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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