

REF: C3300

PREMIUM BRUNCH CAFÉ & COFFEE SHOP – FOR SALE – LEIGH-ON-SEA
STAFF RUN TURNOVER £4,000 PER WEEK - RENT JUST £13,600 PER ANNUM
INCLUDES 1 BED FLAT ABOVE – SUBLET FOR £14,400 PER ANNUM
EARN BEFORE YOU OPEN THE DOOR!
ESTABLISHED OVER 20 YEARS - FULL A3 LICENCE (2300)



LEIGH-ON-SEA, ESSEX – JUST £59,995 LEASEHOLD + SAV



- TURNOVER £4,000 PER WEEK (STAFF RUN)
- RENT £13,600 PER ANNUM—INC 1 BED FLAT ABOVE
- NIL RATES TO PAY

- FLAT ABOVE SUBLET FOR £14,400 PER ANNUM
- 5 YEAR 1954 ACT LEASE (4 REMAIN)
- A3 LICENCE (2300)

LOCATION

Situated in Leigh-On-Sea, Essex, the café benefits from strong daytime footfall, a loyal local customer base and consistent demand for quality brunch and coffee-led venues. Units in this sought-after area typically command much higher rents, making the exceptionally low rent on this site a rare and highly attractive advantage for any operator.

THE BUSINESS

A well-established brunch café and coffee shop trading for 20 years, currently generating around £4,000 per week fully staff-run, with the owners not working in the premises whatsoever. The site carries a valuable A3 licence, is nil-rated, and operates from a highly desirable Leigh-On-Sea location with strong daytime footfall and a loyal repeat customer base built over two decades. With such limited owner involvement, the business is nowhere near its full potential, giving a hands-on operator a clear and immediate uplift opportunity.

This is a genuine forced sale, with the owners reluctantly having to step away due to personal circumstances — they do not want to sell, but the situation has forced their hand. A major USP is the self-contained 1-bedroom flat, sublet at £1,200 PCM, meaning you earn income before you even open the door. Combined with the exceptionally low £13,600 rent, this creates a rare cost-base advantage in an area where café units typically command far higher rents. Fully fitted, turnkey, and with huge scope to expand trading hours, menu, events and marketing, this is an ideal opportunity for an owner-operator seeking a profitable, established, low-overhead site.

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

0700 - 1600 Seven Days a week.

LEASE

The premises are held on a 5 year 1954 act lease with 4 years remaining. Current rental of £13,600 per annum. We understand from the owner there is no rent review due until 2029.

ACCOMODATION

First floor self contained 1 bedroom flat—Sublet for £1,200 PCM (£14,400 PER ANNUM).

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Electric shutter, outside seating for 6 covers, CCTV, wooden flooring, ample room for 16-20 internal covers, high stop full length counter with ample work surfaces shelving and storage, coffee machine and grinder, range of fridges and freezers and assortment of associated equipment, glass washer. Separate WC. Fully fitted commercial kitchen with extractor canopy and full induction system, griddle, oven, stainless steel sink, ample work surfaces, wide range of equipment and associated items.

STAFF

Staff run business; our vendor client doesn't work full time in the business. Mix of 4 full and part time staff members STAFF COSTS: £ TBC 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 JUST £59,995 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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