REF: C3288

PPS
BUSINESS TRANSFER AGENTS

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

****OFFERS WELCOME****

AFFLUENT NORTH LONDON / HERTFORDSHIRE BORDERS - REDUCED £89,995 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.)

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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 REDUCED PRICE OF £89,995 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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