

REF: C3308

SHOPPING CENTRE A3 CAFÉ / COFFEE SHOP – FOR SALE – ESSEX
TURNOVER £8,000 PW – NET PROFIT £100,000 PA
AMAZING CENTRAL POSITION WITHIN MAJOR SHOPPING CENTRE
SEPARATE COMMERCIAL KITCHEN & STORE – IDEAL DARK KITCHEN EXPANSION



ESSEX – £175,000 LEASEHOLD + SAV



- TURNOVER £8,000 PER WEEK
- NET PROFIT £100,000 PER ANNUM
- CENTRAL POSITION WITHIN MAJOR SHOPPING CENTRE

- BRAND NEW 10 YEAR LEASE
- A3 LICENCE (2300)
- 70 COVERS + COMMERCIAL KITCHEN & STORE

LOCATION

Located in a prime central walkway directly beside the main escalators and mall entrance, this café sits in the highest footfall zone of the entire shopping centre. Every shopper arriving from the multi-storey car park passes this point, making the café effectively unavoidable. Surrounded by well-known national brands, the position delivers constant, reliable traffic and exceptional visibility throughout the day.

THE BUSINESS

A long established café with a simple, high margin daytime offer of coffee, tea, cakes, sandwiches and light meals, requiring no full cooking and easily run by a small team. The business trades at £8,000 per week with a strong £100,000 net profit per annum, built on repeat custom and consistent daily footfall.

A major USP is the separate commercial kitchen with full extractor canopy and independent access. This facility can be operated entirely independently of the shopping centre, providing exceptional scope for dark kitchen income, delivery platform expansion, external catering, or menu development beyond the main café operation. The business also benefits from a large lock-up storeroom, offering ample space for stock, equipment and further operational growth.

RATES

We are informed by the seller they pay: £12,000 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 £8,000 PER WEEK, working on an excellent profit margin yielding net profits of circa £100,000 (allowing for owners salaries and additional earnings).

TRADING HOURS

Monday – Saturday 0800 – 1800. Sunday 1000 – 1600.

REASON FOR SALE

Forced sale due to change in family circumstances.

LEASE

The premises are held on brand new 10 years lease signed October 2026. Current rental of £55,000 + VAT per annum (including service charge)

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: 70 + covers positioned across both sides of central open plan fitted enclosed serving counter fully equipped to serve tea's, coffees, light meals, sandwiches, toasted and baked goods etc. Separate Fully fitted commercial kitchen with its own independent access and extractor canopy and full induction system, separate store room .

STAFF

Vendor operated with the help of 1 x full time staff member / manager along with range of part time staff members. STAFF COSTS: £3,500 PER MONTH.

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 £175,000 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.





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Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

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

