REF: C3323

PPS
BUSINESS TRANSFER AGENTS

**PROFITABLE CITY CENTRE CAFÉ & COFFEE SHOP FOR SALE - COLCHESTER, ESSEX**
**ONLY TRADING 6 DAYS PER WEEK (9AM-4PM)**
**FULL A3 LICENCE (2200) - RENT JUST £14,000 PER ANNUM**
**TURNOVER CIRCA £1,500 PER WEEK - NET PROFITS OF APPROX. £25,000 PER ANNUM**
**HUGE SCOPE FOR EVENING TRADE, DELIVERY SALES & MENU EXPANSION**

**PRIME CITY CENTRE LOCATION - £54,995 LEASEHOLD + SAV**





- TURNOVER £1,500 PER WEEK—NET £25,000 P/ANNUM
- RENT JUST £14,000 PER ANNUM
- RATES JUST £800 PER ANNUM
- 5 YEAR 1954 ACT LEASE (3 REMAIN)
- A3 LICENCE (2200)
- 750 SQ.FT (APPROX.)

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## LOCATION

Colchester is Britain's oldest recorded town and a thriving commercial centre within Essex, attracting a strong mix of local residents, office workers, shoppers and tourists throughout the year. Situated within a busy city centre passageway linking key retail and pedestrian thoroughfares, the business benefits from excellent levels of footfall and visibility, particularly during peak seasonal trading periods and the renowned Christmas market events which help drive significant increases in turnover.

## THE BUSINESS

A rare opportunity to acquire a highly profitable and exceptionally well-presented café and coffee shop occupying a prime town centre trading position within Essex. The business has been established and successfully operated by our clients as a husband-and-wife operation, requiring no employed staff and generating turnover of approximately £1,500 per week, with net profits in the region of £25,000 per annum. Benefitting from impressive gross profit margins of circa 81%, the business trades from attractive, recently refurbished premises and enjoys strong levels of passing trade throughout the year.

Despite its strong performance, the business remains significantly under-traded and offers substantial scope for expansion. Currently operating just six days per week between 9am and 4pm, there is clear potential to increase turnover through extended opening hours, evening trading, private events and menu expansion. With a full A3 licence permitting trading until 11pm, low overheads including rent of just £14,000 per annum fixed until July 2030, and a retirement sale providing a genuine reason for disposal, this represents an excellent owner-operator opportunity with considerable future growth potential especially as the business has excellent reviews across delivery platforms including Deliveroo, Just Eat & Uber.

## RATES

We are informed by the seller they pay: £800 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 £1,500 PER WEEK, working on an excellent 81% profit margin yielding our clients and adjusted net of circa £25,000 per annum. **NOTE**: Our clients don't operate 52 weeks a year as close the business over some weeks for holiday periods.

## TRADING HOURS

Monday – Saturday 0900 – 1600. Sunday 1030 – 1600.

## REASON FOR SALE

Our vendor husband and wife team wish to retire from the industry.

## LEASE

The premises are held on a secure renewable 1954 act 5 year lease with 3 + years remaining (July 2030). Current rental of just £14,000 per annum. Break clause July 2028. No rent review due until July 2028.

## THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: outside seating on walkway with ample room for 6-8 covers (by way of payment licence with council), air-conditioning, ample room for 24 internal covers with booth style and modern chair seating, full length trade counter with an cake display cabinets, and display chillers, ample work surfaces, storage and shelving, coffee machine, coffee grinder, wide range of cooking equipment, utensils and associated items, stairs to large first floor store room and WC's (one for customers and separate one for staff).

## STAFF

Vendor husband and wife team. Some part time helpers during Christmas market season.

## 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 £54,995 priced to reflect the remainder of the lease, goodwill, equipment and fixtures and fittings. Stock to be purchased at valuation.

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*'Our business is selling your business'*

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