REF: C3326

PPS
BUSINESS TRANSFER AGENTS

PREMIUM ARTISAN BAKERY & CAFÉ - FOR SALE - CHELSEA / WANDSWORTH AREA
FULLY REFURBISHED PREMISES - ALL FOOD PRODUCED ON-SITE
FULL A3 & A5 LICENCE (2300)
TURNOVER £3,200 PER WEEK (GROWING) - ONLY TRADING 0800 - 1500
GENUINE SALE DUE TO CHANGE IN CIRCUMSTANCES

CHELSEA / WANDSWORTH AREA – JUST £79,995 LEASEHOLD + SAV





- TURNOVER £3,200 PER WEEK—WORKING ON 80% GP
- RENT £20,000 PER ANNUM
- NIL RATES TO PAY (AS OF APRIL 2027)
- 10 YEAR LEASE (8 REMAIN)
- A3 & A5 LICENCE (2300)
- 900 SQ.FT (APPROX.)

REF: C3326

PPS
BUSINESS TRANSFER AGENTS

LOCATION

The business occupies a busy trading position within the highly desirable Chelsea / Wandsworth area of South West London, benefitting from strong levels of footfall, passing trade and a substantial surrounding residential population. The exact location is being withheld for reasons of confidentiality, however further information will be made available to genuinely interested parties.

THE BUSINESS

This is a rare opportunity to acquire a truly exceptional artisan bakery and café business which has been created with a long-term vision and substantial financial investment. The vendor has transformed the premises following an extensive refurbishment in August 2026, sparing no expense in creating a premium operation fitted to an extremely high standard throughout. Featuring a fully equipped commercial kitchen, quality fixtures and fittings and a stunning customer-facing environment, the business also benefits from valuable A3 & A5 consent together with a premises licence permitting trade until 11pm. The current turnover averages £3,200 per week only trading 0800—1500 and continues to grow, whilst the business enjoys impressive gross profit margins approaching 80%.

What truly sets this business apart is its unique artisan concept, with all products prepared fresh on-site including breads, pastries, sandwiches, savouries and an exclusive range of handcrafted jams produced to the vendor's own recipes and flavour profiles. Significant investment has been made into building both the brand and infrastructure, creating an operation with huge future potential and one which would be extremely costly to replicate today. The spacious and exceptionally well-equipped premises offer considerable scope to increase covers, expand the menu, extend trading hours and further develop multiple revenue streams. Only a genuine and unforeseen change in personal circumstances brings this outstanding business opportunity to the market, making it a particularly reluctant sale.

RATES

We are informed by the seller they currently pay: £5,800 per annum. However, we understand from the seller in April 2027 the rates will be reduced to nil. *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 £3,200 PER WEEK (growing), working on an excellent 80% gross profit margin.

TRADING HOURS

Monday – Friday 0800 – 1500. Saturday & Sunday 0900 – 1600.

REASON FOR SALE

Forced sale . Call for further details.

LEASE

The premises are held on a 10 year lease with 8.5 years remaining. Current rental of £20,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Awning to front, outside seating for 6 covers, by folding doors fully opening front in summer, CCTV, wooden flooring, bespoke fitted fully enclosed counter with double length chilled display serve over, glass display cabinets and range of equipment, coffee machine, coffee grinder, ample work surfaces, ample room for 24 covers (12 currently), range of associated items, drinks display chillers, fridges and freezers. Large customer WC. Display shelving for produce, waiter station. Fully fitted commercial kitchen with extractor canopy and full induction system, two tire bakery oven, range of stainless steel work surfaces, double stainless steel sink with hose tap, range of fridges and freezers, ample work surfaces, shelving and storage.

STAFF

Vendor operated with the help of 3 x part time well trained staff who can each cover all aspects of the business either front of house or baking. STAFF COSTS: £800 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 £79,995 priced to reflect the remainder of the lease, equipment, goodwill, and fixtures and fittings. Stock to be purchased at valuation.

REF: C3326

PPS
BUSINESS TRANSFER AGENTS





Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

REF: C3326

PPS
BUSINESS TRANSFER AGENTS





Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

REF: C3326

PPS
BUSINESS TRANSFER AGENTS



Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

REF: C3326

PPS
BUSINESS TRANSFER AGENTS









Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



'Our business is selling your business'

Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

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