

'Coffee Shop & Gift Shop'

Pembrokeshire Ref CR 235



Price
Freehold Property & Business:
£165,000 plus sav

Business: A coffee shop serving hot and cold drinks and meals housed in a picturesque traditional Welsh cottage. The coffee shop offers a section of cakes, pastries, ice cream, salads, soups etc.

The business has the further advantage of a separate gift shop retailing mostly Welsh themed gifts. The business has a high profit margin.

Further trading space is possible with three empty rooms to the first floor. This space would be suitable for offices, retail space or storage. (Originally used as bedrooms and could revert back to this use.)

The property has the benefit of LPG gas central heating and double glazing.

Operated by the vendors and eight part time staff the business would suit being family run.

Location: The property is situated on the edge of a small village. The property is on a main route to the major holiday resorts and the gateway to Pembrokeshire.

Financial Details:

Annual Sales: £32,000

Accounts: Will be made available once the business has been viewed.

Opening Hours:

Monday to Saturday 10.00am to 5.00pm
Sunday (Summer Season) 10.00am to 4.00pm

Tenure:

Freehold

Rates £1,063pa

Rear Garden



Dining Room



Servery



Gift Shop



Premises:

This traditional stone built Welsh cottage consists on the ground floor of an entrance leading on the left to a dining area (approx. 180 sq ft) with a feature fireplace and 16 covers.

To the right of the entrance is further room with dining space for two people (approx. 185 sq ft) with an electronic till, coffee machine, glass cake display cabinet, chilled drinks display cabinet and a gas fire. Off this room is the customer toilet and wash hand basin and with baby changing facility. There is a cupboard housing a combi boiler.

To the rear of the ground floor is the trade kitchen equipped with an electric cooker, toaster, stainless steel sink unit and an upright refrigerator.

Off this kitchen is a lean to area housing a double griddle, 3 microwave ovens, chest freezer, upright freezer, wash hand basin, and access to the rear garden.

The gift shop (approx. 110 sq ft) is self contained lock-up unit and is accessed from the side of the property. The shop is fully fitted with display units and shelved out and has a counter with electric till.

There are two display windows.

First Floor

The first floor is accessed by a wooden staircase from the entrance area. There are three empty rooms and a small cupboard. The first floor is fitted with Velux windows.

Outside

Outside to the front of the property there is a paved area used for additional seating. There is access to the rear of the property via a passage to the side of the cottage. The rear garden is mostly lawned and is further used for additional seating.

Next to the property is a branded supermarket with a large car park. Visitors to the coffee shop use the car park.

Viewing: This is a confidential sale. Please respect the vendor's wishes. To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.