

'Town Centre Coffee Shop/Bistro'

West Glamorgan ref CR 249



Price
Business: £59,950 plus sav

Business: A well established, busy and well presented coffee shop and bistro serving hot and cold foods and specialty coffees.

The property has a first floor that is presently used for storage that could be utilized as additional trading space. (Possibly a licensed restaurant)

The business yields a healthy profit.

Operated by the vendor and seven part time staff the business is easily managed.

Location: At the heart of the town centre amidst a parade of mixed shops, the street is fully pedestrianised. This area of the town will become the entrance to the redeveloped town centre.

Financial Details:

Annual Sales: £120,000

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

Opening Hours:

Monday to Saturday 9.00am to 5.00pm

Premises:

The ground floor consists of a spacious dining area (approx.700 sq ft) with 48 covers and a servery with serve over counter and a glass display cabinet. The dining room is fitted out with a tiled floor and suspended ceiling with integral lighting and speakers. There is a customer toilet with disabled facility.

Behind the servery is the trade kitchen (approx.230 sq ft).

Equipment includes:-

2No coffee machines

Coffee grinder

Microwave oven

Griddle

Toaster

Baking oven

There is a food preparation room (approx.152 sq ft) equipped with:-

Dish washer

Stainless steel double sink unit

Jacket potato oven

Upright Refrigerator

Upright Freezer

There are two storage rooms to the rear of the premises. One, (approx. 100 sq ft) equipped with a chest freezer and two ice-cream chest freezers. The second storeroom (approx 40 Sq ft) fitted with shelving. There is a staff toilet and access to a small rear yard.

Stairs up the first floor lead to space used as an office and for storage.



Tenure:

Leasehold 8 years remaining (renewable)

Rent: £20,000 pa

Rates: £8,320 pa

Viewing: 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 leasehold, 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.