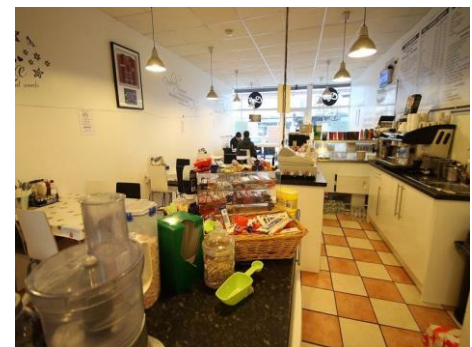


Café Business For Sale \ **£35,000 Leasehold**
 Established 30 Cover Café, Main Road Location, South Essex



Spacious and well presented Cafe business trading from main road premises within an affluent area close to a School.

Accounts confirm consistent turnover with huge scope for improvement under new dynamic ownership.

Call 01702 207720 to find out more...

Quote Ref: ESH1980

Size **607 Sq. Ft**

Style of property **Café**

Accounts **Available on request**

Area **South Essex**

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

Accommodation \

We are delighted to offer for sale our clients business interest in this established cafe business trading from prominent main road premises within South Essex. The seller has owned the business for three years and has steadily built a regular client base, mainly for breakfasts, lunches and milkshakes but we are convinced that under new ownership and a willingness to work longer hours both bistro and Sunday lunches could dramatically build the turnover levels. The premises are fully equipped, and all equipment is included within the sale.

Accommodation Comprises \

PREMISES \

Double glazed double fronted shop front with central entrance door leading to:

CAFE 33'0 X 14'0 \

Comfortable 30 covers, suspended ceiling, ceramic tiled floor, double opening doors to garden area, counter, milkshake preparation area, stainless steel sink unit, chiller unit, access to:

INNER HALLWAY \

Access to:

KITCHEN 11'0 X 10'10 \

Glazed window to side aspect, floor tiles, range of equipment (inventory available on request) range of high gloss units, electric griddle, extractor fan.

TOILET 7'0 X 5'0 \

Low level wash hand basin, wall mounted sink.

TERMS OF LEASE \

The business benefits from a long lease with a term of seven years unexpired at a current rent of £12,230 per annum.

TURNOVER \

Accounts are available upon request working to a consistent level.

PRICE \

Sensible offers in the region of £35,000 leasehold are invited for our clients business interest to include goodwill, equipment and leasehold interest.

VIEWING \

By prior telephone appointment with selling agents **AMOS ESTATES** on **01268 742742** or **rayleigh@amosestates.com**. Strictly no viewing without a confirmed viewing appointment.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the team Association Consortium Company of which it is a member and team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.