

TEA ROOM / CAFE
NORTHAMPTONSHIRE
REF: 9240 NN



ASKING PRICE:
LEASEHOLD: £49,000 + SAV

LOCATION

The tea room has an excellent location with a gated and secure courtyard off a busy parade of an affluent town in Northamptonshire. The parade has a myriad of complimentary businesses who all contribute in attracting large footfall levels to the level, these include; hairdressers, cobblers, gift shops, furniture, beauticians, chemist and many more.

Nearby towns include Daventry, Southam and Long Buckby. The area is well served by both the M1 motorway and the A45.

THE BUSINESS:

Advent Business Sales are pleased to offer to the market this very well established and popular tea room with excellent future potential.

Founded over 7 years ago and in the hands of our vendor for over 4 years, it is only now being reluctantly offered for sale as she wishes to retire.

The tea room has 34 covers inside as well as 8 outside in an attractive and fully secure enclosed courtyard.

The business offers all the usual services as well as a specials board, which varies according to the season and the current weather. Its offerings include:

- Hot and cold drinks
- Jacket potatoes
- Sandwiches and baguettes
- Salads, soups, toasties and panini's
- A good breakfast selection
- Cakes and pastries

The house specials include:

- Quiche
- Chilli
- Casseroles
- Hot filled baguettes

It also offers a takeaway service which has proved popular.

The tea room has an excellent local reputation for quality fayre at affordable prices with where possible, ingredients sourced locally and cooked freshly on the premises.

The team room is fully equipped for purpose and includes:

- 4 ring gas cooker with oven
- 2 microwaves
- 4 slice toaster
- 2 panini grills
- Dishwasher
- Lincat hot water boiler
- 3' over counter
- Display chiller
- 2 under counter fridges
- 1 freezer, tall fridge

In the cellar is a large and a small chest freezer

We are advised that stock at cost is approximately £200.

REF: 9240NN



STAFF DETAILS

The business employs 4 part time staff, who work on average 14 hours per week each, as well as the vendors full time. They achieve an excellent weekly turnover of circa £1,400

TRADING HOURS:

Mon – Sat: 8.30am – 4.00pm

EXPANSION POTENTIAL:

The business offers excellent scope to increase both turnover and profits further by:

1. Opening on a Sunday and offering roast lunches
2. Having sandwich rounds to the local businesses and factories
3. Opening in the evenings as a bistro and obtaining an alcohol licence
4. Advertising – none is done at present

FINANCIAL INFORMATION:

We have been advised by the vendor of the following:

Annual sales: £67,000
Gross Profit: 70%

Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.

BUSINESS PREMISES:

Approach to the tea room is via a gated secure courtyard and comprises of:

Ground Floor

- Central entry door into the main seating area with 34 covers
- Conservatory styled roof and tiled floor
- Rear serving with over counter display unit
- Till



- Rear kitchen prep area
- 2 alfresco tables with parasols
- Cellar storage
- Communal w/c

TENURE: Leasehold
Original lease: 5 years
Remaining lease: 1 month
Review every: 5 years
Rent: £8,970 P.A.

We are advised that the annual business rates are currently: £2,200

VIEWING:

Please DO NOT approach the business or its employees without a prior appointment. All appointments are to be made via our office.