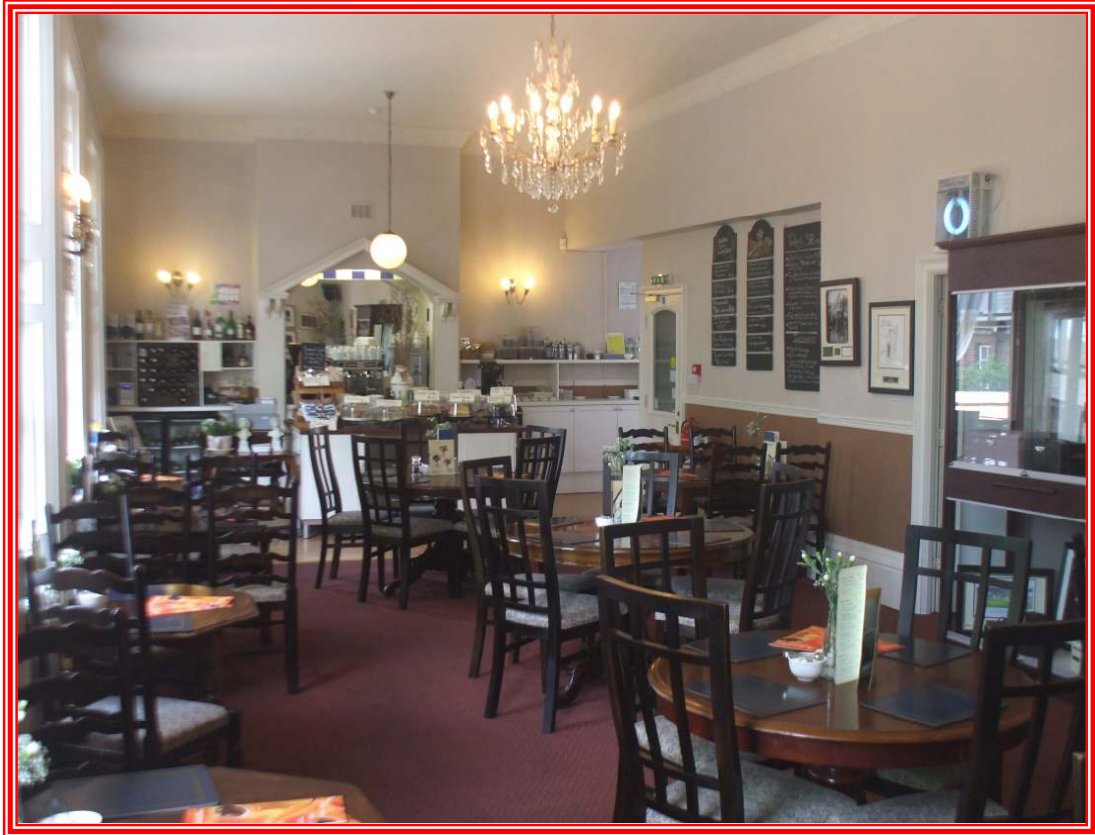


TEA ROOM / RESTAURANT
NOTTINGHAMSHIRE
REF: 9224 DN



ASKING PRICE:
LEASEHOLD: £95,000 + SAV

LOCATION

Our clients beautifully present tea room/restaurant is conveniently located on the town hall square, which becomes a very large open market 3 days a week, of an ancient market town in North Nottinghamshire. It occupies the first floor of a wonderful 'Georgian building' with long deep windows and ceiling height to match.

This delightful market town is connected to the capital by rail link and is close to the A1 main trunk road. Its antiquity draws both tourists and visitors during the year, there are also many convenient car parks around the town centre.

THE BUSINESS:

Advent Business Sales are delighted to offer to the market this well established and beautifully presented tea room/restaurant, which has been trading successfully for the past 15 – 20 years.

The current vendor has been in ownership for the last 2 years and is reluctantly selling due to a massive deterioration of his partner's health, which has left him alone to carry on with the business.

The business has been set out to be Old English in its general appeal and décor, blending this into the beautiful long arched windows, which are all along one side of the room. Both tables, chairs and crockery continue this theme, giving a sense of both grandeur and occasion.

There is nothing expensive or outrageous about the menu, it has been well thought out, offers value for money but is well presented and includes all day breakfast, hot toasted muffins, light lunches, salad platters, jacket potatoes, sandwiches both traditional and also on speciality breads with speciality fillings, toasted sandwiches, side orders, home made scones, desserts and cakes. Tea, coffee, soft drinks and also beers/wines and lagers are on offer.

All dishes are made to order and all food is sourced locally if possible.

Clients are not only local but are also from out of town, as well as tourists and people who visit the area regularly.

The business does very little advertising, relying more on word of mouth but it was in the Good Food Guide over last Christmas.

This business is suitable for a husband and wife team with hotel/restaurant experience, ideal profitable venue

We are advised that stock at cost is approximately £2,000.

REF: 9224DN

STAFF DETAILS

The business is staffed by 1 full time employee in the kitchen, 1 full time in front of house and 2 part timers during the week. On Saturday's there is a total of 7 staff



TRADING HOURS:

Mon-Sat: 9am – 4pm

EXPANSION POTENTIAL

There is a demand for opening some evenings, having theme nights, possible private parties and also Sunday lunches

FINANCIAL INFORMATION:

We have been advised by the vendor of the following:

Annual sales: £130,000
Gross Profit: 75%

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:

The doorway for the business is to the side of the building off the town hall square and is a large hall way with a very imposing stairway leading to the first floor, this leads to an upper doorway into the tearoom/restaurant and briefly consists of:

First Floor

- Room is laid out to provide 42 covers and had individual tables of both 2's, 4's, 5's & 6's.
- At top of stairs entrance is a doorway to lobby leading to toilet facilities
- To right of room is the 'waiting on' area for serving hot and cold drinks as well as cakes and sweets
- Behind the staircase and to the right is the kitchen and store rooms
- Everything maintained to a high level

Equipment includes:

- 4 microwave cookers
- 2 basket fryers
- 4 slice toaster
- Grill



- 6 burner cooker with oven
- Good over extraction
- Washing machine
- Large fridges and chest freezers
- Stainless steel work tops
- Prep room – double sink single drainer, fridge and 1 freezer, handwash and stainless steel prep tops
- Dry store - shelving

External

- Seating for 20 people during summer

TENURE: Leasehold
Original lease: 10 years
Remaining lease: 2 years
Review every: 3 years
Rent: £9,000 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.