

**TEA ROOM**  
**WEST MIDLANDS**  
**REF: 9439 CV**



**ASKING PRICE:**  
**LEASEHOLD: £12,000 + SAV**

**LOCATION**

The business is very well located on a large fully pedestrianised parade of other complimentary businesses who all contribute in attracting significant footfall levels to the town.

Other nearby businesses include banks, estate agents, post office, gift shop, chemist, public house, church and a civic amenity centre.

Parking is predominantly pay and display with many nearby car parks, it is however, free of charge after 4.00pm.

## **THE BUSINESS**

Advent Business Sales is pleased to have been instructed to offer to the market this popular and growing tea and associated products business.

The business, which was founded in December 2009 is only now being offered for sale as the vendor has been offered a senior job opportunity in France which he wishes to take.

Although the business is focused around the sale of different blends of tea, it also supplies coffee, cereals, biscuits, confectionery, pickles and preserves, teapots, gifts and takeaway hot tea and coffee.

Despite only having opened for business recently it is already enjoying a good local reputation with regular repeat and referral trade with a consistently growing week on week turnover.

The business only requires one full time person to manage its present sales of circa £300 per week with a gross profit of 50%.

We are advised that stock at cost is approximately £2,000.  
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## **TRADING HOURS**

Mon-Sat: 9.00am – 5.00pm  
Sun: closed

## **EXPANSION POTENTIAL**

The business offers good potential to increase both sales and profits by:

1. Converting the first floor large storeroom into a café/tea room subject to the necessary permissions
2. The first floor may also be available for other alternative uses such as a beauty room or a hairdressers
3. There is space in front of the premises to have 3 or 4 alfresco tables which would prove very popular, especially when the weather is fine

## **FINANCIAL INFORMATION**

We have been advised by the vendor of the following:

Weekly sales: £300  
Gross Profit: 50%



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**

Bright and modern mid terraced premises which have been totally refitted with new fixtures and fittings throughout, they briefly comprise:

#### **Ground Floor**

- Centre door with full height side windows
- Side displays around the perimeter walls
- Centre product table
- Rear counter and till
- Side stairs to first floor

#### **First Floor**

- Sizeable storeroom
- Kitchen
- Single w/c

The premises have the added advantage of having air conditioning which doubles as heaters, of being alarmed and with electric roller shutters to the front.

<b>TENURE:</b>	Leasehold
<b>Original lease:</b>	3 years
<b>Remaining lease:</b>	2 ¾ years
<b>Review every:</b>	3 years
<b>Rent:</b>	£6,500

We are advised that the annual business rates are currently: TBA

### **LEGAL COSTS:**

Each party is responsible for their own legal costs.



### **VIEWING:**

By appointment with the agent only