

HIGHLY PROFITABLE TOWN CENTRE CAFE
WEST MIDLANDS
REF: 9590 DY



ASKING PRICE:
LEASEHOLD: £69,950 + SAV

LOCATION

- Highly visible corner trading position in West Midlands market town
- Close to major shopping centre and railway station in area marked for additional investment
- Busy site, with high footfall



HISTORY

- Established by vendor nine years ago
- Developed from vacant premises
- Excellent reputation as independent coffee shop and meeting place

REASON FOR SALE

- Vendor now wishes to retire

PRODUCTS

- Full range of non alcoholic beverages
- Sandwiches
- Paninis
- Jacket potatoes
- Good selection of cakes and muffins

CUSTOMERS

- High level of passing trade
- Popular with locals and visitors alike

- Appeals to affluent older residents especially during the daytime
- Lunchtime office trade
- Used as a meeting place for business and social occasions

SUPPLIERS

- Products sourced both locally and through various trade outlets

STAFF

- Vendor's involvement is on a part time basis
- Three reliable full time staff
- One part timer (18 hours per week)

TRADING HOURS

- Mon to Sat: 8.00am to 5.00pm

FINANCIALS

- Turnover to March 2010 was £117,934
- Gross profit margin high at 79.7%

DISCLAIMER: Viewing is essential to fully appreciate this business and strictly by appointment only through the agents. N/B: All Negotiations must be conducted through Advent Business Sales. These details do not constitute part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, vendors or lessors. Intending purchasers must check for themselves (Misrepresentation Act 1967).

- Excellent consistent net profit £25,000 per annum
- Similar performances year on year
- Rental income from offices above £4,000 per annum

PREMISES

- Prominently sited café equipped to a high standard
- Fresh, clean and modern ambience
- Office accommodation on first floor currently let out
- Thirty five covers
- Security Shutters
- Delightful sales/display counter with food preparation area
- Cellar used for storage
- WC to rear
- Available freehold or leasehold
- Fully equipped

STRENGTHS

- Excellent reputation
- Consistently profitable
- No immediate investment required beyond consideration price
- Stable staff
- Superb location in up and coming part of town
- Close to railway station, shops and offices
- Reliable tenant for freehold sale



SCOPE

- Additional opening on Sundays
- Variation of product range with introduction of new lines
- Additional business development activities
- Involvement of buyer on a full time basis
- Outside catering

TENURE

Rent: £12,000 pa
 Rates: £2,800 pa



VIEWINGS:

A non disclosure agreement will have to be signed and returned prior to any further information and viewing