

CONFIDENTIAL SALE

Confidential Sale. A fantastic cafe with a spacious two-bedroom apartment above, ideally located in the heart of a popular seaside town.

Well-established and successful business with 30 cover dining area and additional outside seating, along with a well-equipped servery and kitchen.

Above the premises is a generous apartment, which is currently tenanted and provides an additional income stream. Scope to expand trading hours and increase turnover.

Tenure: Freehold

£299,950

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www.fraserandwheeler.co.uk

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Location

The town provides an excellent range of predominantly independent shops, cafés, restaurants and pubs. The property is within easy reach of the mainline railway station, and is close to the two car parks within the town. A regular nearby bus service offers excellent transport links to the surrounding area. A sandy beach is also just an easy walk away.

The town has a population of approximately 15,000 which supports the business throughout the year with the benefit of a seasonal boost.

The Business

The property has been run by the current owners for about four years under its current name having previously been established by previous owners. It is currently run under management with casual support staff. It trades throughout the year with the exception of being closed for two or three weeks in January, with opening hours Tuesday to Saturday 10am to 5pm. The hours are limited in order to keep turnover below the VAT threshold and it is believed there is scope to increase the hours and to trade in the evenings if desired. It offers a modern, fresh dining area with approximately 30 covers with additional seating on a small sun terrace and there is a well equipped commercial kitchen. It has a strong local trade with a seasonal boost. Accounting information will be made available to Bona Fide applicants following a formal viewing arranged through the selling agent.

Inventory

To include furnishings and equipment as

per an inventory to be supplied but excluding the owners personal effects.

Stock

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

The Flat

The flat offers well presented accommodation fitted with uPVC double glazing and gas central heating.

It is approached via a private entrance with external stairs to a door opening in to the spacious kitchen/breakfast room. Fitted with a range of base and wall units with breakfast bar and space for appliances. This room leads to the hallway with all rooms off. The bright and spacious living room has a large feature window with an open outlook over the town which allows the light to flood the room. There is a double and single bedroom with the main bedroom having a bay window and built in wardrobe. The bathroom is fitted with a white suite and tiled walls and there is also a useful study/store.

Please Note

Please note this is a confidential sale, so the postcode is registered to our offices.