
VANDERVELLS

BUSINESS TRANSFER CENTRE

Covering Suffolk & Essex
Telephone (01473) 713589
www.vandervells.com

CAFÉ TAKEAWAY/LICENCED RESTAURANT
Prime trading location

Situated in this historical town in a 17th to 18th century property, this is a high turnover town centre café/takeaway situated in a prime position close to the theatre and cinema with much greater potential to expand the evening trade. We understand that the business is highly popular with shoppers, local workers and theatregoers.

TENURE: Leasehold held on a 10-year full on repair lease from 2000 with a current rent of £15,500 p.a.

RATES: Rateable Value £10,500, we are informed that approximately £4,800 is currently payable

TAKINGS: We understand that the weekly takings in this lucrative business opportunity are some £6,000 per week. Full accounts will be made available to serious buyers.

STAFF: Run by the owners with assistance from one full time person and four part time members of staff

TRADING HOURS: Monday to Saturday, 7.00 a.m. to 4.30 p.m.
Friday and Saturday 7.00 p.m. to 11.30 p.m.

PREMISES: There are three separate eating areas a ground floor restaurant (55 sq m) a first floor restaurant (16 sq m) and a more exclusive restaurant in the basement used for evenings and private functions (51 sq m). The premises has some 40 covers in the main restaurant areas and a further 30 covers in the basement. The basement also houses the stockroom/wine cellar; toilets are situated on the first floor.

PRICE: Leasehold, £145,000 plus s.a.v. £5,000

VIEWING: Strictly by appointment through Vandervells

LOCATION: Just off one of the main shopping streets in the historical town of Colchester

Reference: RE/1006/SE