
VANDERVELLS

BUSINESS TRANSFER CENTRE

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

CAFÉ
Prime trading location

Situated in a prime position close to the town centre with much greater potential to expand the trade. We understand that the business is highly popular with shoppers and local workers, for the ever-popular cooked breakfast, and burgers and chips amongst others.

TENURE: Leasehold held on a 15-year lease from 2002, with rent reviews every 5 years, and a current rent of £11,500 p.a.

RATES: Rateable Value £12,750, we are informed that approximately £5,500 is currently payable

TAKINGS: We understand that the weekly takings in this lucrative cash based business opportunity are some £2,200 per week and growing. Full accounts are available to serious buyers.

STAFF: Run by the owner with assistance from 3 members of staff. We consider that a working couple would be able to significantly reduce the wages bill of c. £500 p.w.

TRADING HOURS: Monday to Saturday, 7.30 a.m. to 6.00 p.m.
Sunday 9.00 a.m. to 4.00 p.m.

PREMISES: The main eating area (52 sq m) has some 29 covers, utilising tables and bar stools. The café was refitted only 4 years ago. Through to the kitchen/service area, with comprehensive range of equipment includes a large chilled display unit. Toilets are situated towards to the rear of the property

Above the shop is a one bedroom flat in need of modernisation; alternatively perhaps for a person with vision, one could see the additional space being used to expand the business.

PRICE: Leasehold, £69,500 plus s.a.v. £500

VIEWING: Strictly by appointment through Vandervells

LOCATION: Just off one of the main shopping streets and close to numerous bus stops, in the historical town of Colchester

Reference: RC/1011/SE

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