



Central Cafe

39A Market Mall, The Clock Towers Shopping Centre, Rugby, Warwickshire, CV21 2JR

£150,000

Leasehold Ref: 47675

- Long established and well-known Cafe
- Prominent shopping centre location, Warwickshire
- Weekly Takings £3.5-4k, terrific potential
- Spacious 66 cover dining area, retirement sale, viewing recommended

Central Café, 39A Market Mall, The Clock Towers Shopping Centre, Rugby, Warwickshire, CV21 2JR

Description

This is an exciting opportunity to acquire a long established and well-known Café which is located in a thriving shopping centre in Warwickshire.

The prominent trading position on the ground floor is amongst an abundance of retail and professional outlets with ample car parking in the immediate vicinity.

The town is subsequently a hive of activity with continual footfall generating high levels of both regular local and passing trade throughout the day.

Having successfully operated within the town for many years, the business has established an excellent reputation for offering wholesome food together with a warm welcome.

The business subsequently boasts an extensive and loyal customer base. This is a successful and lucrative business and offers terrific scope for growth and improvement.

The business represents a terrific investment for an ambitious owner operator who can continue to drive the business forward with the opportunity to extend the opening times and possibly introduce a local delivery service, as well as introducing a Sunday trade.

This will undoubtedly increase the weekly sales, whilst ultimately enhancing overall profitability.

Only now being offered for sale due to retirement, viewing is recommended to avoid disappointment.

Sales

Currently shop sales average £3,500-£4,000 approximately.

Accounts

Current records and accounts can be inspected when viewing.

Trading Hours

Monday-Saturday: 08:30-17:30
Sunday: Closed

Staff

Managed by the owners with full/part time staff.

Building External

The business is located on the ground floor of the shopping centre.

Building Internal

The location is surrounded by high street retailers and enjoys a high level of foot fall.

The sixty-six cover dining area is very well presented and has main sales counter with chilled and ambient display counters and a drinks preparation area. There is also a wash up room, fridge room, storage and staff W/C.

Residential Accommodation

There is no residential accommodation for owners/management available.

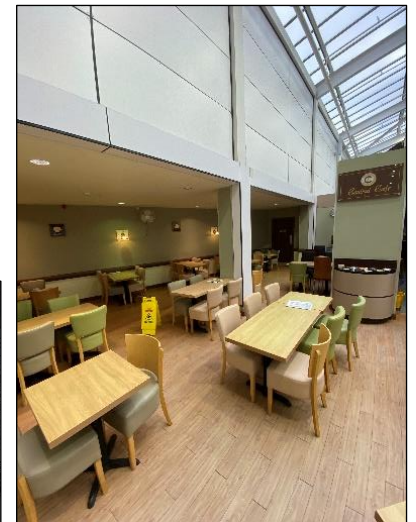
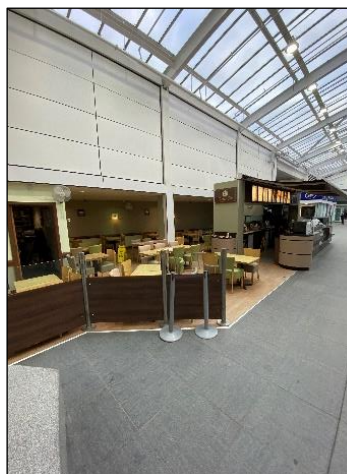
Tenure

The vendors have agreed a new lease as of November 2020, the vendors have verbally advised that they have been granted a new lease with an initial annual rent of £20,000 with a lease term of 5 years and an option for a mutual break at 3 years. (Correctly advised as of 22/04/2021) Other terms to be negotiated.

We have been unable to check this information and advise prospective purchasers to consult their own solicitor for verification..

Summary

This is an excellent opportunity to purchase a well-known business with a bright future. Only now being offered for sale due to retirement, viewing is recommended to avoid disappointment.



For more information or to make an appointment to view, call **01772 775775** or email **sales@Kingsbt.co.uk**

Viewing – no direct approach may be made to the vendors, staff or suppliers.

Looking for a good Solicitor, Accountant or some sound Financial Advice? Need a competitive commercial loan?

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Disclaimer – these sales particulars have been prepared as a general guide & do not form part of a contract. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Dimensions, where given, are approximate & should be verified by the intending purchasers. Fixtures & fittings are subject to inventory.

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