

# FOR SALE

## RETAIL CAFÉ BUSINESS



- **RARE TOWN CENTRE TURN KEY CAFÉ BUSINESS OPPORTUNITY WITH LEASEHOLD AVAILABILITY!**
- Location: sought after prominent town centre position
- All retail high street occupiers within walking distance
- Free street parking & free town centre car parks within 1 min walk
- Local occupiers include Co-op, Post Office, Lloyds Bank, Boots
- Café established since the 1990's at this address
- Twin level dining areas plus outside dining: total 40 covers
- Main counter, prep kitchen, customer WC
- Excellent opportunity for business development or alternative uses
- Premium includes all fixtures & fittings

- Ground Floor: 411 ft<sup>2</sup>
- Lower Ground Floor: 341 ft<sup>2</sup>
- **Total: 752 ft<sup>2</sup> (69.88 m<sup>2</sup>)**

- Leasehold: £15,000 pax. Service Charge and VAT applicable
- Premium: £35,000. VAT: not applicable
- Rateable value: £7,900
- Energy performance rating: under assessment

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