

A wonderfully unique café situated on Gilda Parade in Whitchurch. This highly successful business draws upon a large geographical area with a very loyal customer base. The premises comprise of a dining area, store room, kitchen and W/C.

Seating for 25 inside and 6 outside the front of the Cafe.

Lease - A new lease of 5 or 7 years (with a 2 year break clause) with rent of £800 pcm payable.

Current opening hours - Tuesday to Friday 8.30am to 3pm and Saturday 9am to 1pm

## BUSINESS

A high-income producing café with lots of potential to expand. Family run with a team of staff when required and daytime hours only. An outside catering service could be offered which, would only improve on the already impressive turnover. Four years trading accounts will be available following a successful formal viewing.

## EQUIPMENT

Under counter fridge

La spaziale coffee machine

Compak coffee grinder. (On loan, free of charge, from Clifton coffee, while we use their coffee)

Marshfield ice cream freezer

Casio till

Tall Polar freezer

Tall Polar fridge

Buffalo griddle

Blizzard oven

Buffalo Bain Marie

Plates / cups / cutlery

Dishwasher

Tables & chairs

Panini machine

Coca Cola drinks fridge (not owned, but free for us to use ... as long as we sell Coca Cola drinks)

Dining Room 28'1 x 16'8 (8.56m x 5.08m)

Kitchen 16'1 x 8'0 (4.90m x 2.44m)

Store Room 9'11 x 8'9 (3.02m x 2.67m)

W/C

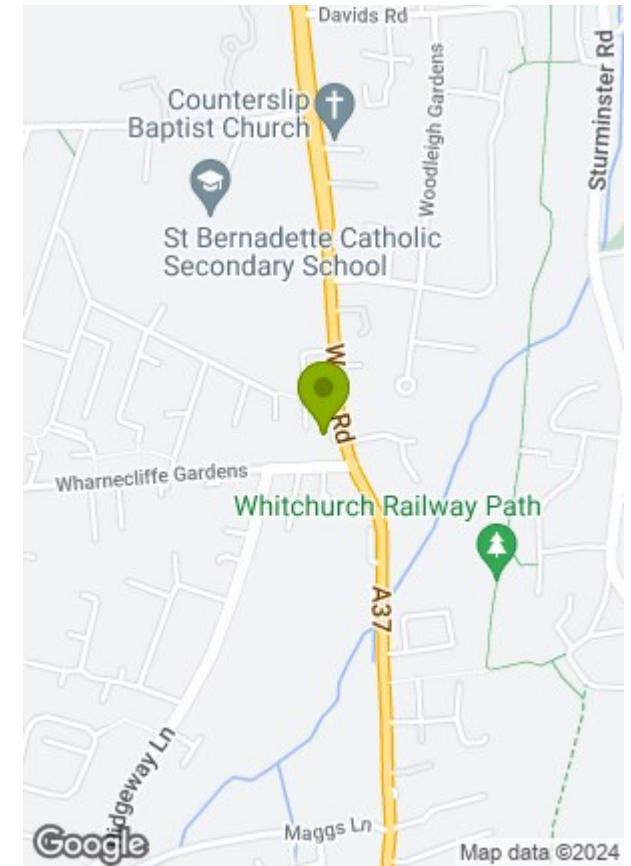
Tenure Status - Leasehold

- CAFE BUSINESS FOR SALE
- SPACE FOR OUTSIDE SEATING
- RANGE OF CATERING EQUIPMENT

- PRIME LOCATION WITH "SHOP FRONT"
- FABULOUS OPPORTUNITY
- TOTAL FLOOR AREA - 72 SQUARE METRES



# AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.