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JASMINE HOUSE



FULL OF BEANS

01273 493363

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OPEN

Coffee Shop

Treat yourself...



Hot & Cold
Cakes
Sandwiches &
Pastries
Hot Beverages
Cakes & Pastries
HOT TEAS

Full of Beans, High Street
Henfield, West Sussex BN5 9HN

stevens
making the right moves
ESTATE AGENTS

Full of Beans High Street, Henfield, West Sussex BN5 9HN

A Unique Opportunity to Purchase a Thriving Business in the Heart of Henfield High Street

Situation

This existing Coffee Shop is situated in a central location within the busy High Street. Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering a more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

Description

23'10" x 11'8" (7.26 x 3.56)

A bright and spacious open plan lock-up shop with a large glass display window fronting onto the High Street with internal inset long coffee bar providing seating for four to five people. There is a further large landscaped window to the side along with the entrance door with a wall mounted electric heater over. The shop has stripped Oak flooring providing space for several tables and chairs, counter with space under for storage, shelving and electric till, worksurface with fridge and freezer under and open shelved storage, Sanremo Coffee Machine including grinder and water boiler, wooden wall shelving and blackboards. Recess area with stainless steel single drainer single bowl sink unit, Microwave, Pie Warmer, wall mounted trip switch fuse box, upvc door to rear courtyard and bin storage. Door to rear lobby with wash hand basin and door to cloakroom with close coupled low-level dual flush w.c and opaque double-glazed window.

Business Rates

Payable on the premises, however subject to a satisfactory application, the business could be eligible for small business rate relief. Interested parties are advised to contact Horsham District Council on 01403 215100 to verify.

Legal Costs

Each party to be responsible for their own legal costs

Lease

Approximately 2 years & 8 months remaining on the existing full insuring and repairing lease with an option to renew subject to a rent review.

Building Insurance

£320.00 per annum

Price

£25,000 is being asked for the Business, Goodwill, Fixtures and Fittings and Assignment of the Current Lease plus yearly rent of £7,000.

The new lessee will pay a quarters rent in advance and then monthly thereafter and a quarter rent deposit.

Viewing

Strictly by appointment via Stevens Estate Agents 01273492141



Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

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

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

