



Grasshopper Cafe & Apartment, 18 Castleton Road, Hope, Derbyshire, S33

Saxton Mee



# Grasshopper Cafe &

Offers Around

## £395,000

### GOODWILL INCLUDED

A fantastic, busy location in an area of outstanding natural beauty in the heart of the Peak District National Park, a very successful café with delightful alfresco seating courtyard to the rear with spectacular views and showing adjusted net profits of close to £50,000 per annum and great potential to increase substantially.

Freehold property with Liquor license accommodating 32 diners internally and extensive outside seating and a large terrace with a wood fired brick Pizza oven. In addition, a two bedroom apartment set over providing additional income of £825 PCM or ideal to be used as owner occupancy or could be Airbnb.

The business, owner operates on a fairly low key basis depending on the season with great Google reviews and strong social media presence on Facebook and Instagram. Ideal for hikers, cyclists, dog walkers, and tourists with all year round trade and with huge potential to increase the hours to have an evening Bistro trade as currently the owners only open until 3pm in winter and 4pm in summer. The business is licensed to sell alcohol and therefore wine tastings, Pizza & Prosecco, or other themed evenings I'm sure would prove very popular.

The Café; has a large open plan customer seating area with original Gritstone fireplace, further Dining area with further feature fireplace with multifuel stove, exposed oak beams, and stone flagged floors. Internal seating for 32. Newly installed full equipped galley-style catering kitchen of commercial quality and take away serving hatch.

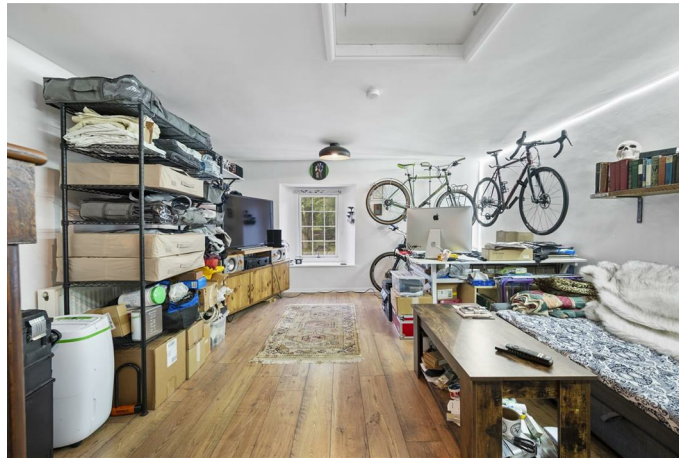
Outside; to the rear is an extensive seating area for at least 35 customers backing onto a small paddock with views over the valley and up to Win Hill. Wood fired pizza oven with log store and additional storage. Outside WC.

To the first floor; a well-equipped, superb 2 bedroom apartment currently let out at £825 PCM but ideal for owner occupation to run the business below.

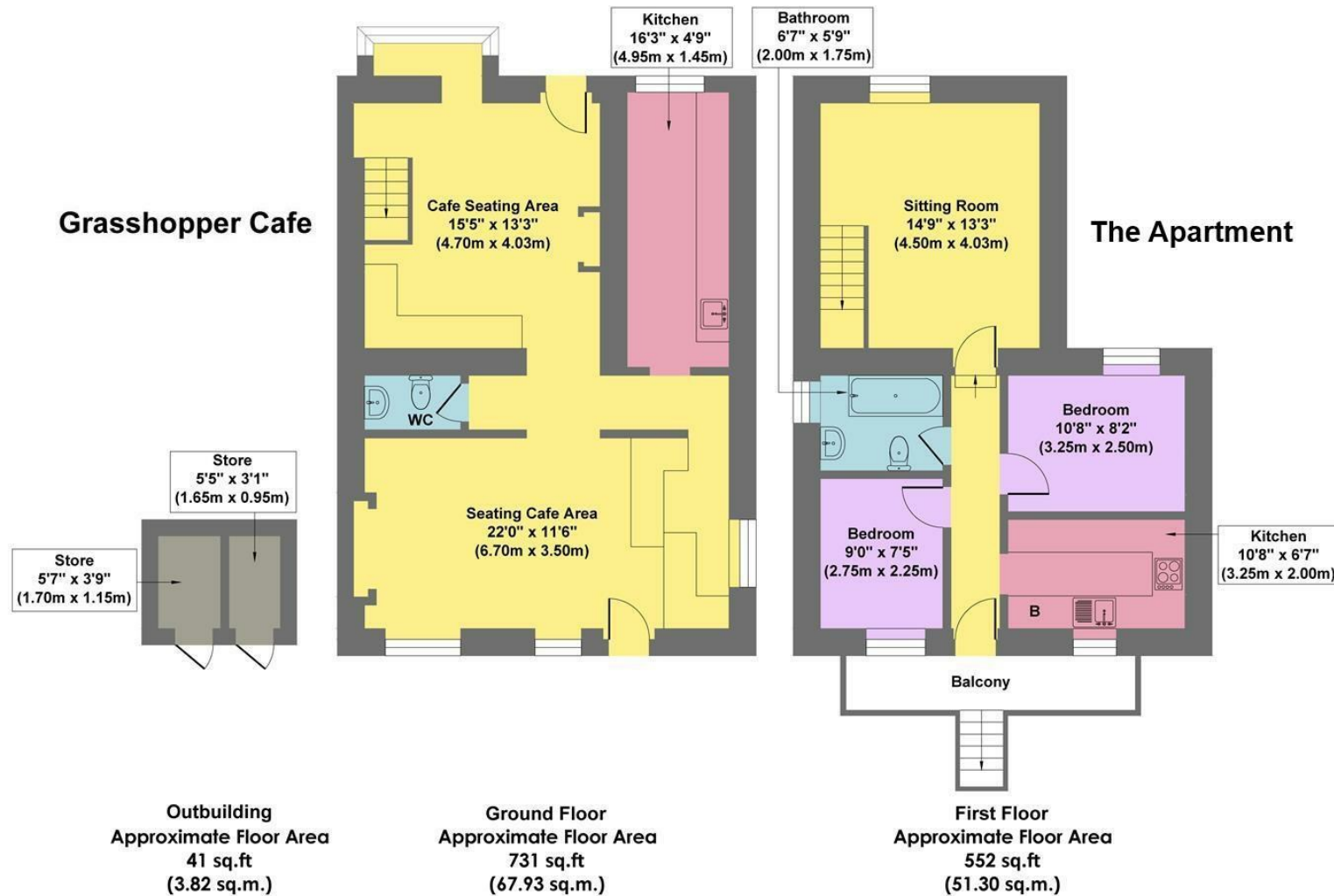


- Very Successful Café with Weekly Turnover £2,500 - £4,000
- Adjusted Net Profits Circa £50,000 p.a.
- Income from 2 Bedroom Apartment £9,900
- Great Potential to Increase Profit
- Goodwill Included
- Fantastic Location in the Heart of the Peak District National Park
- New Commercial Kitchen
- License to Sell Alcohol
- Gritstone Fireplaces with Multifuel Stoves and Flagged Floors
- CEPC - C









**Approx. Gross Internal Floor Area 1324 sq.ft / 123.05 sq.m**

Illustration for identification puposes only .measurements are approximate, not to scale

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