



Tea Rooms & Coffee Lounge in South Essex

Business Sale / Price: £39,000 Leasehold / Tel: 01702 207720

amos



Homemade Cheesecake various flavours!


Coffee House Espresso
Delicious MILKSHAKES

BAKE in a better place

HOMEMADE RASPBERRY CHEESECAKE
ALOP EXTRA

Food Allergy? Ask before you eat...

HOMEMADE FRUIT / PLAIN SCONES



Here is an opportunity to buy this quaint **tearoom business** which trades from spacious premises located within a busy main road position with tremendous passing trade and a surrounding densely populated neighbourhood. Our client has successfully traded from these premises for seven years and the business has proved viable despite the challenges of COVID and the return to normality. The seller is stepping back due to retirement. The business offers huge scope to increase turnover under new, dynamic ownership, from expanding opening hours from the current 9 am until 4 pm into the evening period, hosting private hire events, converting the rear yard to an outside eatery and even utilising existing equipment to deliver a 'tearoom at home' delivery service, the opportunities to build a spectacularly high-income business are clear to see.

This is a business that allows the new owner to simply walk through the door and start trading from day one because our client has been building a loyal customer base since she opened seven years ago, the equipment is of a good standard as is the interior decoration. Why not make an appointment to see inside and have a chat with the seller, this business offers a prosperous future for a new owner.

Find us on





Highlights

- / Tearoom & Coffee Lounge
- / Well Equipped Business
- / Seven Year Trading Record
- / 30+ Covers
- / Main Road Position
- / Good Local Reputation
- / 2 Seating Areas & Open Plan Kitchen
- / Customer Toilet & Staff Room
- / Parking at Rear
- / Accounts Confirm Healthy Net Profit



Double-glazed shopfront with door leading to:

Customer Seating and Kitchen /

26'2 x 15'6

Space for 20+ covers, range of tables and chairs, floor covering, beamed and textured ceiling, window blinds, free-standing drinks refrigerator, power points, floor covering, office door, open plan access to kitchen and food preparation area which features white high gloss kitchen units with brushed steel style doors handles and working surface over, stainless steel sink unit with mixer tap and additional inset bowl sink unit again with mixer tap, integrated oven, two microwaves, freestanding fridge, counter top grill, panini press, four slice toaster, commercial standard coffee machine and grinder, range of glass cake stands with lids.

Office/Store /

8'6 x 5'6

Textured ceiling, power points, floor covering, light, fridge/freezer.

Additional Customer Seating /

14'8 x 11'3

Double glazed window to side aspect, floor covering, wall mounted electric fire, wood cladding, plastered ceiling, two drop chandeliers, space for 11+ covers with range of comfortable lounge seating, wall mounted air conditioning unit, power points, access to:

Rear Lobby /

7'4 x 6'7

Glazed window to side aspect, door to outside, plastered ceiling, floor covering, doors off.



Customer Toilet /

Suite comprising of pedestal wash hand basin and toilet, wall mounted heater, tiled wall area, floor covering, glazed window, textured ceiling.

Staff Room & Kitchen /

11'10 x 3'7

Range of commercial shelving for product storage, textured ceiling, floor covering, kitchen unit with inset stainless steel sink unit with mixer taps, freestanding commercial dishwasher, extractor fan, and power points.

Outside /

Private parking spaces at the rear which could easily be converted to provide an outside seating area.

Terms Of Lease /

Our client has an unexpired term of two years to run on the current lease, but we understand that a new lease for a longer term is available subject to references.

Price /

Sensible offers in the region of **£39,000** are sought for our client's business interest to include lease, goodwill and fixtures and fittings.

PLEASE NOTE: We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

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