

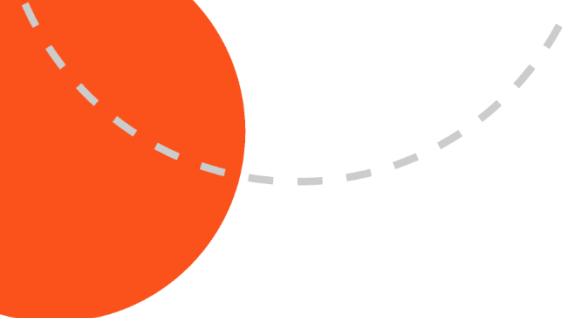


Tea Rooms Business For Sale, South Essex

Leasehold / Price: Offers Over £40,000 / Tel: 01702 207720 or 01245 210227

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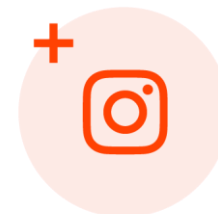




What a terrific business opportunity to acquire this **thriving tea rooms business** located within a Village setting in South Essex. Our client has a five-year trading record, but the tea rooms have been in situ for a longer period and enjoys an enviable local reputation for excellent customer service and community support initiatives. The fixtures and fittings are all a good standard and included with in the sale. Currently the business operates with 30 covers inside and additional outside dining tables provide a minimum of six additional seats.

The accounts of the business will show you a consistent turnover, but these are good but underdeveloped figures, there is huge scope for expansion of service to integrate both lunchtime business and third-party 'Just Eat' style deliveries, the introduction of giftware to the business taking advantage of the attractive tearoom theme and expanding the 'private hire' events aspect of the business. A hardworking couple could generate significant income levels with a keen eye for opportunities.

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Highlights

- / Perfect Business for Couples
- / Owned by Client for Five Years
- / All Equipment Owned and Included
- / Very Well Presented Premises
- / Accounts Confirm Turnover
- / 30 Inside Covers plus 6 Outside
- / Huge Scope for Increased Takings

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.

Glazed entrance door leading to:

Entrance Lobby /

4'10 x 4'0

Fitted entrance mat, plastered ceiling, wall mounted cloaks hanging space, open plan to:

Tea Room /

21'1 x 20'11

Freestanding Welsh dresser which would be a perfect display area for introduction of a giftware additional product line, menu stand, range of tables and chairs providing space for 30 diners, wall mirrors and pictures, drop chandelier lighting and fitted ceiling fan, stainless steel serving counter with freestanding fridges and freezer. shelving for tableware, coffee machine and coffee grinder, antique wooden storage cupboards unit, tiled work areas, electronic till and card payment facility, plastered ceiling, chalkboard doors open to storage cupboard, radiator, power points, wood floor covering, glazed fascia providing plenty of light into the premises, access door to:

Lobby /

4'4 x 3'0

White doors off, plastered ceiling, power points.

Kitchen /

9'0 x 5'10

Freestanding Welsh dresser which would be a perfect display area for introduction of a giftware additional product line, menu stand, range of tables and chairs providing space for 30 diners, wall mirrors and pictures, drop chandelier lighting and fitted ceiling fan, stainless steel serving counter with freestanding fridges and freezer. shelving for tableware, coffee machine and coffee grinder, antique wooden storage cupboards unit, tiled work areas, electronic till and card payment facility, plastered ceiling, chalkboard doors open to storage cupboard housing tall freestanding fridge and a freezer, radiator, power points, wood floor covering, glazed fascia providing plenty of light into the premises, access door to:



Store Room /

8'9 x 3'10

Stainless steel stand on wheels, rubbish bin, door to rear with chain link curtain, wall mounted sink and towel dispenser, stainless steel work surface with storage below and range of shelving to walls, double glazed window, plastered ceiling, power points.

Customer Toilet /

5'1 x 3'9

White suite comprising of toilet with wood seat and lid, vanity unit with wall mounted sink over, tiled walls and floor, double glazed window, wall mounted baby changing unit, radiator, plastered ceiling.

Lease Details /

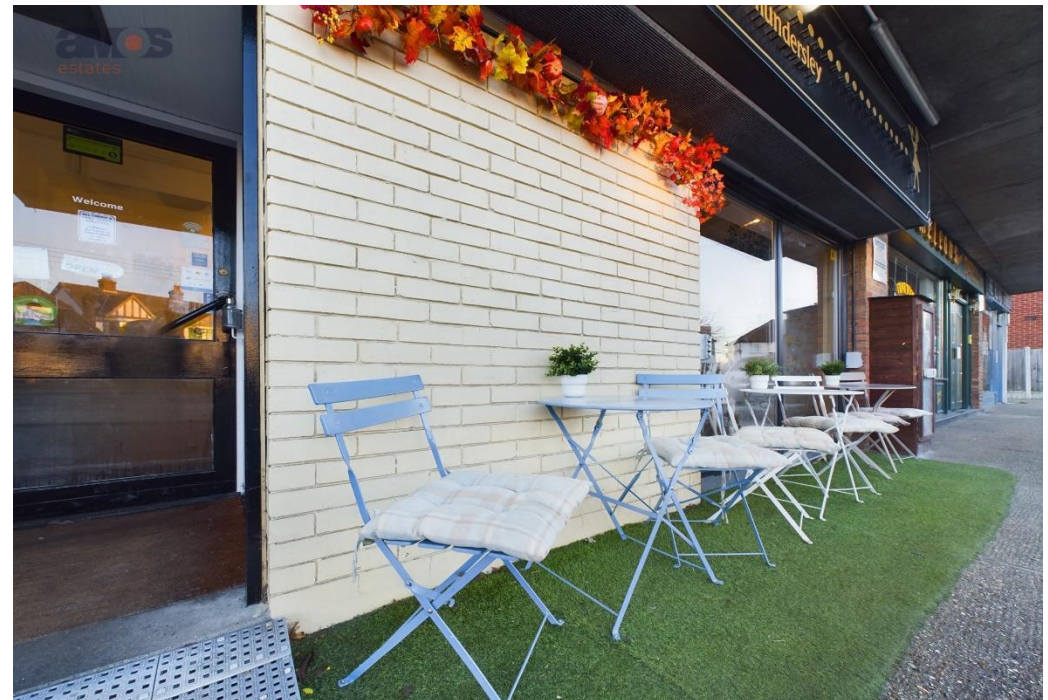
A new lease is available (subject to Landlords consent) at a rent of £12,000 per annum for a term to be agreed.

Accounts /

Our client has five years trading accounts proving consistent turnover figures which are available on request after viewing appointment.

Price /

Sensible offers over **£40,000** are sought for our clients valuable leasehold business interest including goodwill and all equipment.



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