

BUSY CAFE IN POPULAR NORFOLK TOWN

REEPHAM, NORFOLK

REF: R35737E

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COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

HIGHLY RATED
BY CUSTOMERS



For further information or the accounts click to
[COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Well Presented & Attractive Café
- 25 - 30 Covers + Some Outside Seating
- Popular Burger & Fish & Chip Nights
- Double Frontage on Busy Cross-Roads
- Very Well Regarded Locally
- Very Low Overheads
- Dine-in & Takeaway Service
- 2 Car Parking Spaces
- Rustic but Contemporary Charm
- Popular Town in North Norfolk

LEASEHOLD: £45,000

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on
01603 662 662

BUSINESS TYPE: Café

TENURE: Leasehold

FOR SALE AS A GOING CONCERN: Yes

ACCOMMODATION INCLUDED: No

REASON FOR SALE: Pursuing Other Interest

INTRODUCTION

We are thrilled to present an outstanding opportunity to acquire a highly regarded and well-established café and takeaway, located in the bustling North Norfolk town of Reepham.

With very low overheads providing the comfort of lower risk and exposure within the business, it is an ideal first venture for a new owner, as well as those more established operators.

There is scope to increase turnover further by extending the opening hours, as the business has consent to operate until 10.30pm, offering a whole host of opportunities for a new owner.

Given that the property is presented in very good order with limited competition locally, as well as having favourable lease terms, we expect this to be of much interest and would recommend contacting us as soon as possible to arrange a viewing.

THE BUSINESS

The business enjoys a strong trade in both dine-in customers and those taking their lunches and coffees away. In addition, the burger and fish and chips takeaway offering on a Wednesday and Friday night have proved very popular with the local residents. This gives the business multiple ways of bringing in turnover rather than just relying on eat-in diners like many cafés do.

A simple but tempting menu focusing on all-day breakfasts and sandwiches makes this a straight forward operation, whilst providing the customers what they like most. We would expect though, that a new owner may look to obtain an alcohol licence to be able to further compliment the current offering.

Operated by the current owner with the assistance of one of four part-time members of staff on any given day, means the labour demands of the business are low.

PREMISES

The property is situated just off the main square with a double frontage on a busy cross-roads, giving a good visible presence to help draw customers in. With full height glazing to both facades and space for some outside seating, it provides an attractive entrance through the main door.

Inside you will find the main dining room measuring 7.56 x 3.46m, with solid wood flooring and a rustic but contemporary white and grey décor. There are a selection of seating arrangements including window seats together with pine-top tables on black metal stands, together with a range of display shelving, spot lights and fan lights.

The service counter is set above a three-door drinks chiller with an Expobar coffee machine, bean grinder and till on top with menu boards fixed to the walls behind.

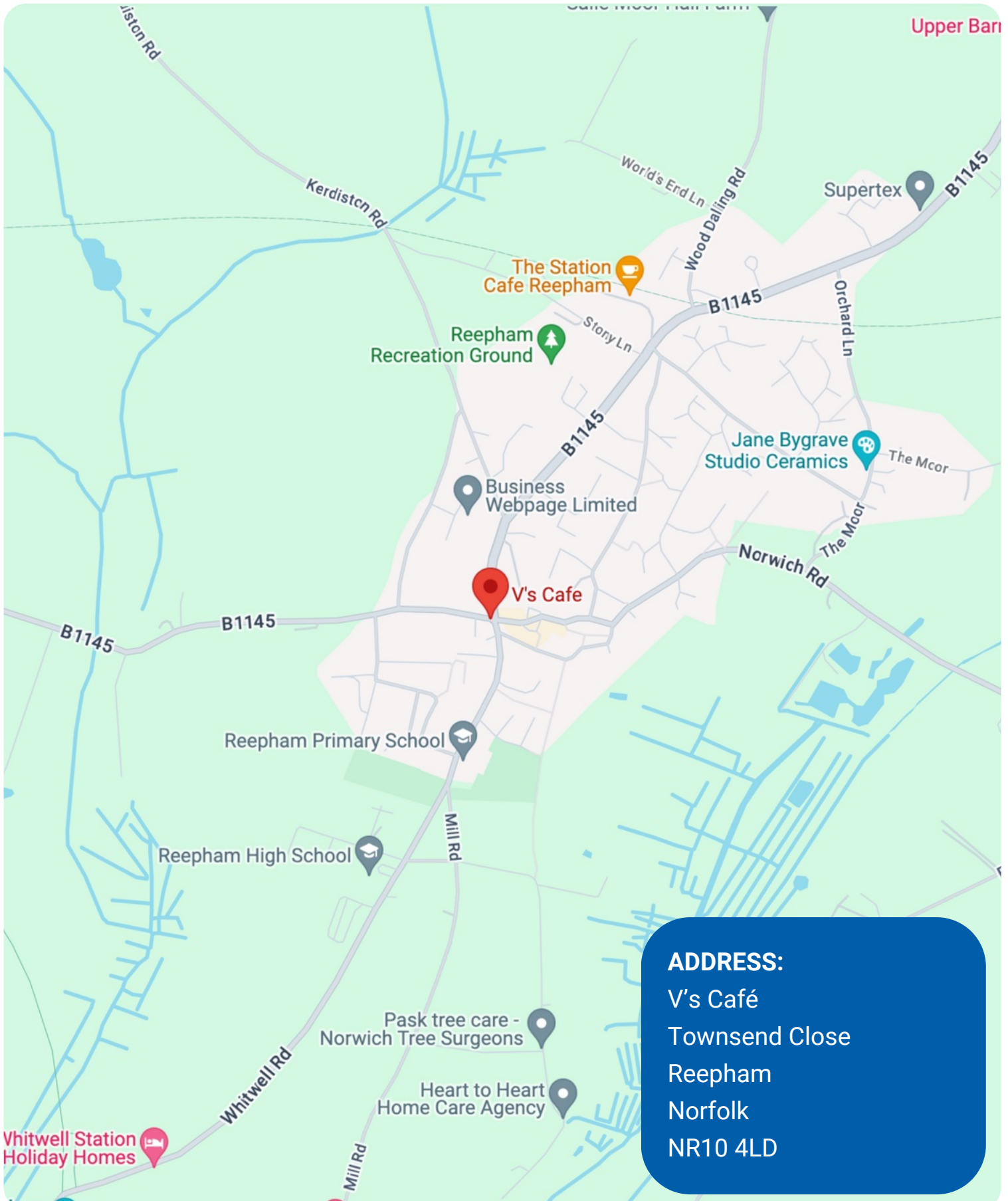
To one side are saloon style doors into the kitchen which is compact, but well laid out to provide the space and equipment needed to run this type of operation. Fitted with a range of stainless steel units, work surfaces and shelving, as well as a good-sized commercial extraction unit. There are three table top fryers, a griddle plate, four-ring electric hob, two Turbofan ovens and two microwaves. You will also find a salad prep. counter with two under-counter fridges below and finally a stainless steel sink and drainer, hand wash basin and dishwasher under. The walls are tiled and there is non-slip vinyl flooring to help maintain cleanliness.

To the other side is a door to the customer toilet with baby changer station included.

All in all the property is well presented and fitted out, and as such one would expect that there would be little if any capital expenditure needed by a new owner on acquiring the business. Given the above we would suggest that this one deserves a closer inspection to fully appreciate what is on offer here.







ADDITIONAL INFORMATION

REFERENCE NUMBER

R35737E.

OPENING HOURS

8:30am to 3:30pm Monday to Saturday, and Wednesday and Friday evenings from 5:00pm to 8:00pm.

TENURE

Leasehold. 10 year lease from October 2019.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of the lease.

RENT PAYABLE

£5,400 per annum. 2 yearly rent reviews.

RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

STAFF

4 part time staff at the time of listing.

ENERGY PERFORMANCE CERTIFICATE

We understand that the property is listed and as such no Energy Performance Certificate is required.

PRICE

£45,000.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.