

CHILDREN'S PLAY CENTRE

BECCLES, SUFFOLK/NORFOLK BORDER

REF: M35446E

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



- Children's Tiny Town Play Centre & Cafe
- Low Overheads
- Good Range of Play Scenarios
- Ideal Lifestyle Owner Operator Business
- Pre-Loved Clothes Store
- Limited Competition Locally
- Well Presented Interior
- Open Play Sessions, Parties & Events
- Perfect for an Outgoing Personality
- Scope to Develop Further

LEASEHOLD: £29,950 + STOCK AT VALUATION

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

INTRODUCTION

We are pleased to bring to the market this delightful and fun children's tiny town play centre offering an outgoing new owner operator the opportunity to take the business onto the next level and to reap the benefits that this enjoyable lifestyle venture can provide.

Based in Beccles on the Suffolk/Norfolk border there is little competition in the local vicinity and so a loyal customer base has been built up who appreciate the variety of play opportunities for their children whilst being able to sit and have a drink or bite to eat.

Parents will always want somewhere to take their young children to burn off excess energy, especially when the weather is not great outdoors, so one would expect the business to have a continual in flow of customers moving forward.

These types of businesses, particularly in this area, do not come to market regularly and with low operating costs minimising the risks normally associated with taking on a new business in these current times, this is expected to attract early interest. Please therefore contact us at your soonest convenience to discuss it in more detail.

THE BUSINESS

Established by the current owners just before the Covid pandemic, and now only coming to market as they look to retire, the business has built up its turnover and visitors well in a relatively short space of time. It now offers good scope to further grow with the potential for extending the opening hours or by holding more events throughout the year.

With an excellent array of hand built bespoke play scenarios there is much for children to enjoy in a safe and relaxed environment. Play areas such as a Castle frame with slide, Vets, Fire and Police Stations, Supermarket and a Construction site being just some of the interesting rooms that are provided, there is much fun to be had.

There is also a pre-loved clothes room which offers customers many items to buy at a fraction of the price that would have been paid when new. This generates additional revenue and makes an ideal add on to the business.

In addition the cafe provides the opportunity to purchase freshly prepared food and drink for both children and adults alike with this offering being able to be extended or reduced depending on the preference of a new owner.

PREMISES

The single storey premises are situated just a short distance from the centre of Beccles and are presented in a good condition having been recently converted and well maintained since.

The open plan layout means there is excellent visibility to be able to keep an eye on the children playing. The main play area contains the various scenes and is easy to keep clear and clean with a mix of vinyl and carpet flooring. To the outer areas is a range of seating with a mix of tables, chairs and booth options and with wood effect laminate flooring to these areas. There is a service counter for taking orders and payment as well as being used for the display of cakes and other goodies.

Off of the main room is the pre-loved clothes room and the kitchen which is equipped with a selection of stainless-steel counters and further worktops, double sink and hand wash sink, 2 counter top fryers, toastie machine and microwave. Finally there is a customer toilet to the rear and air-conditioning throughout.



Energy performance certificate (EPC)

Energy rating

C

Valid until: **16 December 2032**

Property type

General Assembly and Leisure, Night Clubs, and Theatres

Total floor area

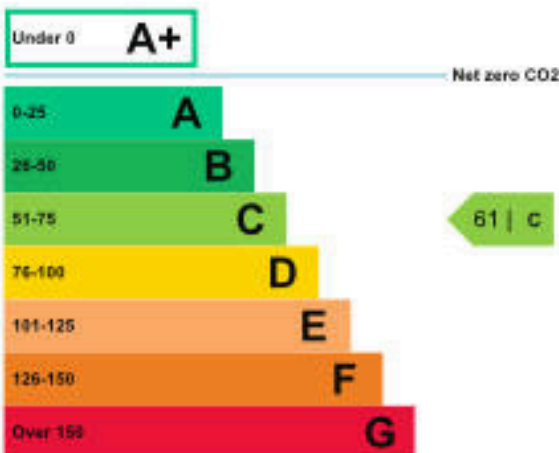
233 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

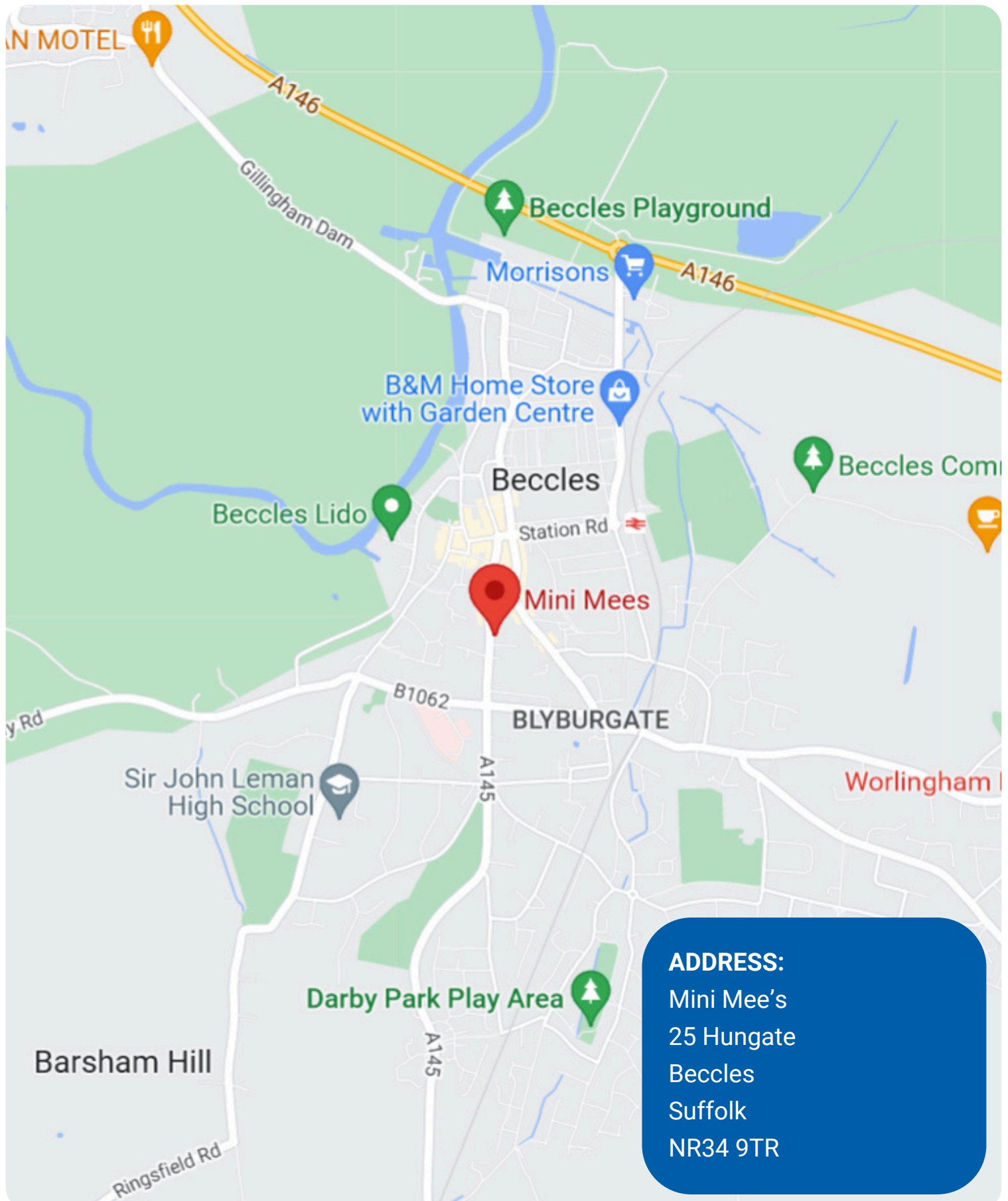
Properties similar to this one could have ratings:

If newly built

10 | A

If typical of the existing stock

39 | B



ADDRESS:

Mini Mee's
25 Hungate
Beccles
Suffolk
NR34 9TR

ADDITIONAL INFORMATION

REFERENCE NUMBER

M35446E.

OPENING HOURS

9:00am to 3:00pm Monday to Friday. Saturday 9:00am to 1:00pm. Sunday's are closed except for private pre-booked parties.

TENURE

Leasehold. We understand the lease is for a 7 year term from October 2019.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of/or the grant of a new lease.

RENT PAYABLE

£12,000 per annum, plus a 10% service charge.

RATES PAYABLE

Currently 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

Currently ran by the vendors and one member of staff.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for the property shows a 'C' rating and a score of 61.

PRICE

£29,950 + STOCK AT VALUATION.

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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.