

## POPULAR TOWN CENTRE CAFE

IPSWICH, SUFFOLK

REF: TR39566E

01603 662 662  
anglia@emfgroup.com  
www.emfgroup.com

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



- Popular Town Centre Cafe
- Menus for Breakfast, Lunch, Desserts & Drinks
- Maintained to a Very High Standard
- Alcohol Licence (Only Served with Food)
- 8 Years Remaining on Current Lease
- Well Regarded on Social Media Platforms
- Quality Equipment, Fixtures & Fittings
- Scope to Increase Revenue & Profits
- 5 Star Food Hygiene Rating
- Genuine Retirement Sale

**LEASEHOLD: £77,750 + 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

EMF are happy to present for sale Blends Café located in Ipswich, Suffolk - this is one for the coffee lovers! After 22 years of successful trading, the owners are now looking to retire and for a new owner to carry on the legacy which they have built. Situated in a fantastic high-street location with regular foot-fall, the café is warm and welcoming, serving a regular and loyal customer base in the heart of the town centre. Offering an inviting menu serving a variety of food and drink items, Blends is renowned for its high standards and exceptional service, making it loved within the community and on social media platforms alike. If this is the business for you, please get in touch to learn more.

## THE BUSINESS

Blends Café offers a diverse menu catering for breakfast, lunch, desserts and drinks, with an alcohol licence permitting alcoholic drinks to be served with food. It is clear that the business has been well-run by the current owners, boasting a 5-star food hygiene rating and favourable reviews on social media. Weekly takings are currently in the region of circa £4,500, reflecting the café's popularity and robust customer base.

With a strong foundation, the business presents numerous opportunities to increase revenue, with options such as Sunday opening, extended weekday and Saturday hours, takeaway and delivery services, themed evenings, parties or special occasions being possibilities.

The current owners may be willing to stay on and work part-time within the business with a new owner for a limited period of time, to ensure a smooth handover and seamless transition.

## PREMISES

Offering a ground floor and basement for additional storage, the total area is circa 96m<sup>2</sup> of space, with a rateable value of £11,500.

The ground floor retail area is divided into:

- Zone A: 34.6m<sup>2</sup>
- Zone B: 15.3m<sup>2</sup>
- Zone C: 11.7m<sup>2</sup>

The basement floor provides additional internal storage with:

- 10.4m<sup>2</sup>
- 15.5m<sup>2</sup>
- 8.5m<sup>2</sup>

The premises can accommodate 30 covers inside, with a further 9 outside, are air-conditioned and are situated a minutes walk to the Buttermarket Indoor Shopping Centre complex, which offers a large car park making it a convenient location for customers. It has also been recently announced that 5 retailers are set to move into the former BHS store opposite, which will only increase footfall.

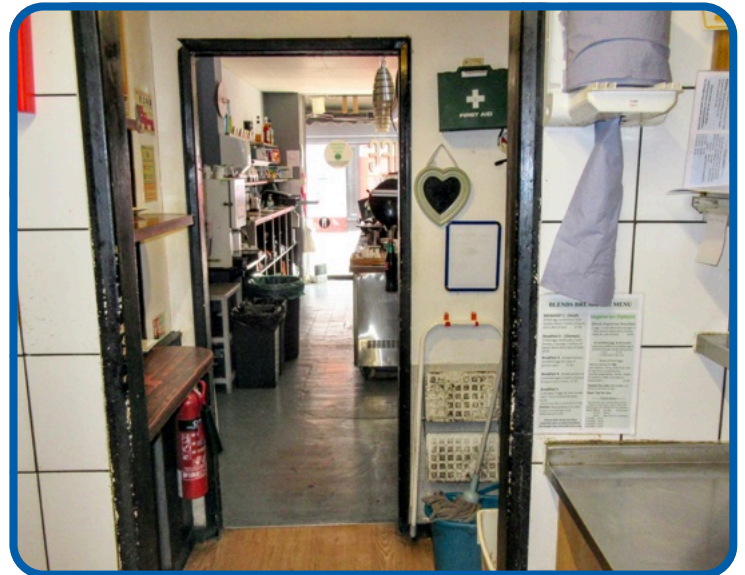
Additionally, there is a Rational oven and 2-deck pizza oven available for purchase by separate negotiation.

This well-presented café offers a new owner a fantastic opportunity - contact us at your earliest convenience.









## Energy performance certificate (EPC)

	Energy rating	Valid until:	10 June 2034
	<b>B</b>		

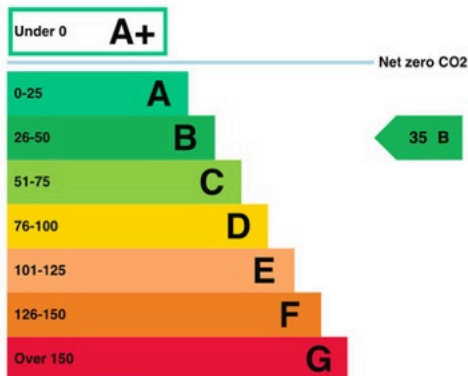
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	123 square metres

### Rules on letting this property

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

### Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

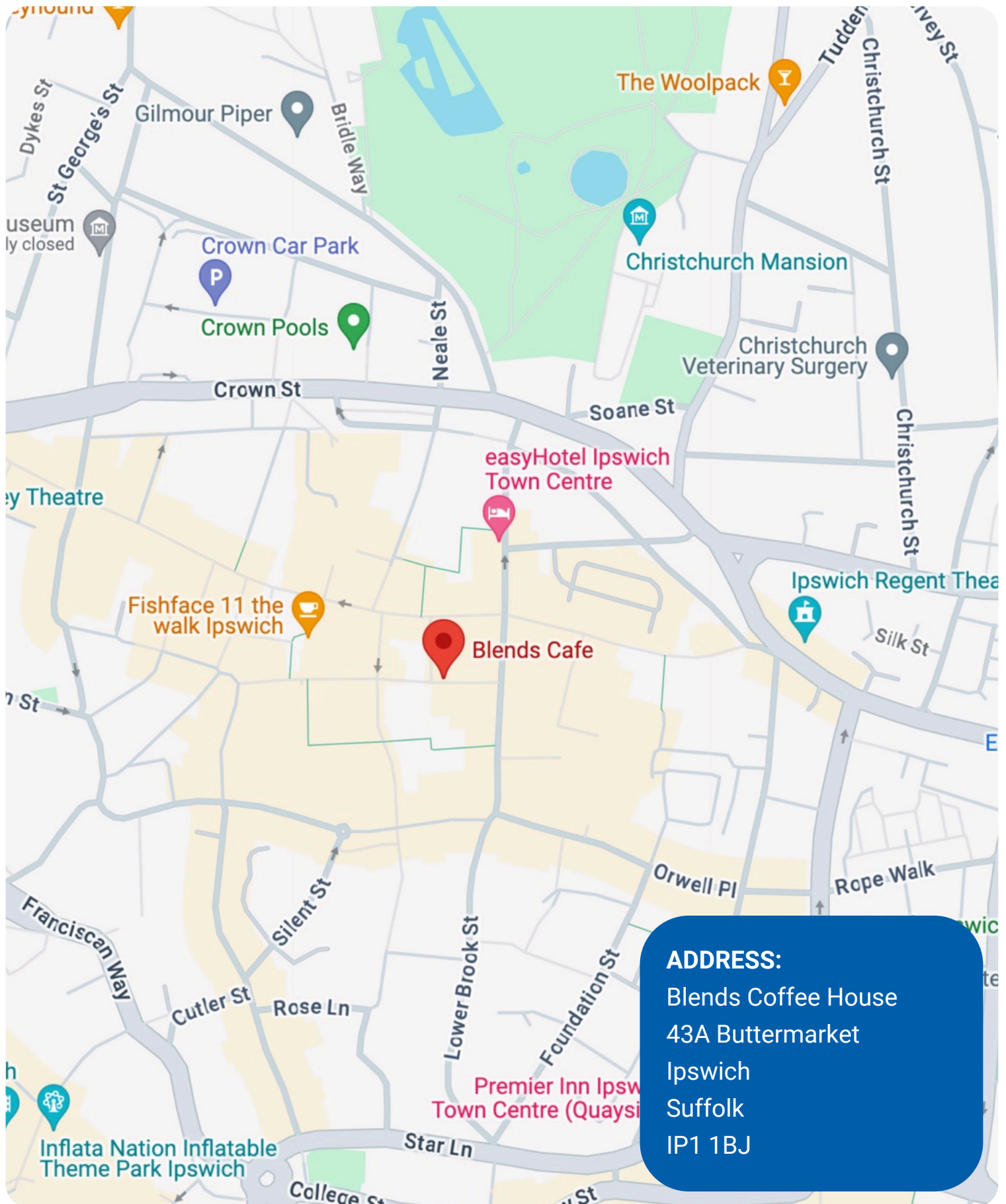
The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built	14 A
If typical of the existing stock	58 C





## ADDITIONAL INFORMATION

### REFERENCE NUMBER

TR39566E.

### OPENING HOURS

Monday to Friday, 8:30am to 3:00pm. Saturday, 8:00am to 3:30pm. Closed Sunday.

### TENURE

Leasehold. Approximately 8 years remaining on the lease which ends in 2033, with the option to renew.

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

### RENT PAYABLE

£18,000 less £2,000 rebate, £16,000 + VAT per annum.

### 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

7 staff in total (3 of which are Saturday only). Correct at the time of listing.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate shows a rating of '35/B' and expires 10th June 2034. Full Energy Performance Certificate available on request.

### PRICE

£77,750 + 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.