

Blue Quails Deli

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At a glance

- Prime Bath city centre location
- Daytime café takeaway and deli
- Net Profit £75,691 for hands on operators
- Managable size, ideal first time business
- 10 year lease from 2016, rent £22,000 p/a
- A3 licence, scope to open evenings. Energy Rating D

Leasehold: £85,000
Annual Rent: £22,000

Ref: 3460398



The business premises occupies the ground and basement floors of a Grade II Listed Georgian terraced four storey building constructed of traditional Bath stone elevations.

Blue Quails Deli

Location

Centrally located, close to the famous Pulteney Bridge, various tourist attractions and Bath Rec home of Bath Rugby Club. It attracts a high footfall as the business sits amongst a number of popular eating and drinking establishments.

Bath is a major tourist destination renowned internationally for its historic past and was inscribed as a world heritage site in 1987 which attracts over 4 million visitors each year. The city is well served by road, bus, and rail communications. Bath Spa railway station with main line trains to London Paddington take 1 hour 30 minutes.

Internal Details

Front street entrance into the café seating area which has a mix of table seating and stools, overall 22 covers.

There is a delicatessen service counter with two glass display units and a range of under counter glass fridges, point of sale cash register, wall mounted display shelving and a large upright refrigerated drinks cabinet. Stainless steel dishwasher and sink unit.

The Lavazza coffee machine is on a rental contract.

Stairs to basement level which contains various storage areas, customer and staff toilets plus the commercial kitchen area which has a range of equipment. Door to fire exit.

There is further storage space within the basement used by the café that is not included within the demise of the lease but has the landlords consent.

The first floor occupant has an office and toilet at basement level which we understand is rarely used. Therefore, subject to the landlords consent and in conjunction with discussions with the first floor tenant, this redundant space could be utilised as additional dining space for the cafe.

The Opportunity

A well established centrally located business that has a reliable high footfall and frequent repeat local customers. This platform provides new owners an opportunity to capitalise on its reputation and to continue its success as a most profitable business. The size of business is ideally suited to a hands on partnership.

Private 10 year repairing lease from 2016 with a current passing rent of £22,000 with the next rent review dates in 2018 and 2023.

Staff

The owner is completely hands off and is therefore operated by a team of full and part time staff.

Trading Information

Net sales of £236,402 and net profit of £75,691.

Please note that these accounts are for the period ending 31 October 2015 relating to previous hands on owner operators before the business was sold to the current owner.

Trading Hours

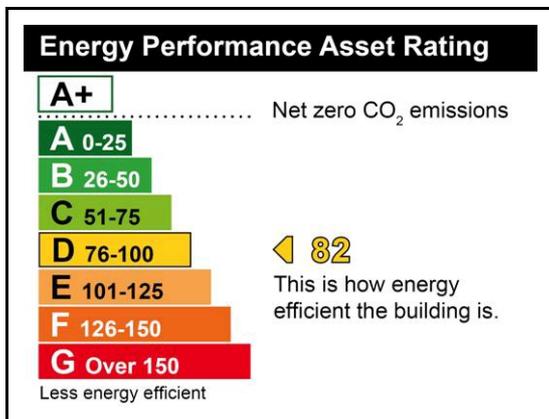
Open seven days a week.
Monday to Saturday - 8am to 5pm
Sunday - 8am to 4pm

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Energy performance certificate



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