

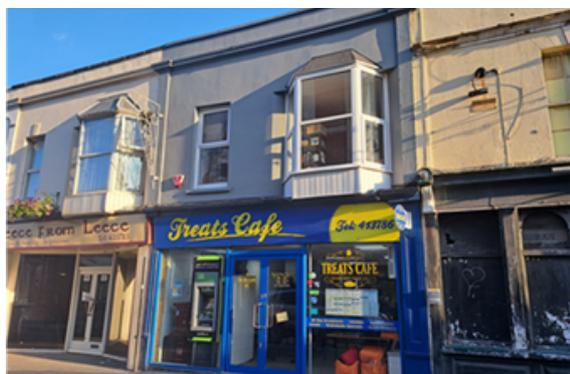


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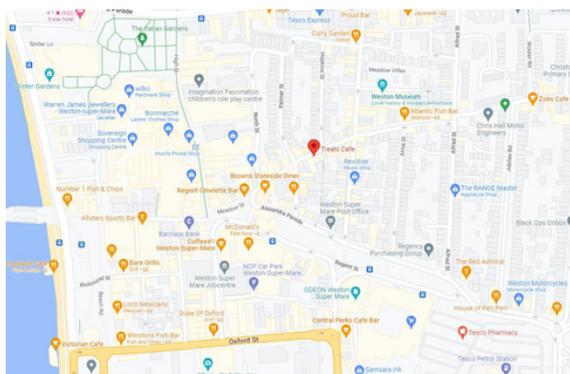
Treats Cafe

48 Meadow Street, Weston-super-Mare,
North Somerset BS23 1QH

Leasehold
£65,000



£65,000 for the leasehold property, goodwill and valuable fixtures and fittings, plus stock at valuation.



FEATURES

- Well established Café and Restaurant
- Weekly takings approximately £10,000
- Rent only £12,500 a year - so great profits
- Business closes at 4 pm
- Well fitted commercial kitchen
- 72 covers plus 24 seats from trade terrace
- Cash machine provides extra income
- Award winning business

Location

Weston-super-Mare is a large coastal town in North Somerset with a resident population of approximately 90,000. The town continues to expand with new housing developments under construction.

Communication links are excellent with the M5 motorway on your doorstep, so the area is increasingly popular for commuters to major commercial centres such as Bristol which is less than 20 miles away. Weston-super-Mare is perhaps better known for its glorious beach and famous pier and is still a popular holiday destination.

Our subject property is located close to the sea front in the heart of the town's main shopping and business district.



The Business Premises

Shop Front

5.38m

Double fronted and full length leads you to:

Ground Floor

Dining Space

5.158m x 12.781m

A modern space with suspended ceiling having inset florescent lighting.



There is purpose built seating for around 60 customers. There is also non-slip flooring and ground floor access to:

Modern Gents WC

Modern Ladies WC

Which incorporates a baby changing unit.

Ground Floor Open Plan Kitchen

9.3m x 4.25m

A professionally fitted space, incorporates a range of worktops, stainless steel workstations, Buffalo commercial microwave ovens, Buffalo flat plate griddle, double pan deep fat fryer, commercial six ring hob and oven, bain-marie, etc.

A full inventory of equipment will be provided.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Beyond the main cooking area is a separate wash-up area which includes a pass through Winter halter dishwasher, deep bowl sink and draining unit.

In this space, there is also a huge stainless steel Blizzard food refrigerator, together with a Fosters stainless steel commercial freezer.



To the rear, is a door leading to outside storage.

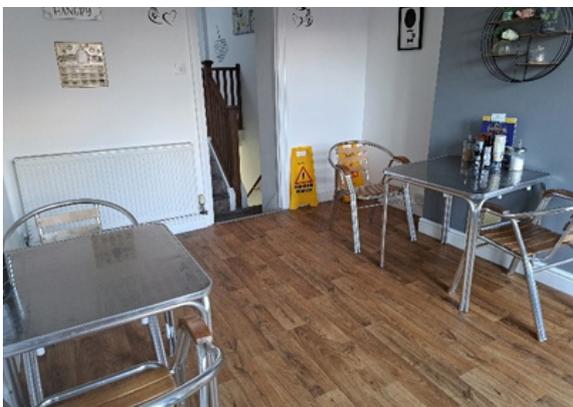
Stairs to:

First Floor

Dining Area One

4.2m x 3.14m

A well presented area seating 6 customers with laminate wooden floor, excellent décor and access to the dining terrace.



Dining Area Two

3m X 2.59m

Also well decorated with seating for 4 customers.

Storeroom One

4.9m x 4.7m

With a range of fridges and freezers.

Staffroom / Storeroom Two

3.9m x 2.8m

With a further range of refrigeration.

Outside

There is a popular sun terrace 9m x 5m. An attractive and popular choice for diners seating for around 24.



Tenure

The business is subject to a renewable lease with an annual rent of only £12,500.

The Business

Has been in the same family for many years. Detailed trading information can be provided post viewing the business.

Viewing and Further Information

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467947296 (out of hours)

Please Email: bruce@sprosen.com

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