



## FOR SALE

### THE OLD COFFEE POT, 35a CHURCH STREET, OSWESTRY, SHROPSHIRE. SY11 2SZ

- Situated in probably the best position in the town for this type of business, close to The Wynnstay Hotel, Smithfield Street Square and opposite Cae Glas Park. Available due to personal reasons, this very popular and well established business has quite massive potential in a variety of ways, to include it being a wonderful site for an evening restaurant/bistro business, in addition to its day time trade.
- Ground floor (potential 38 covers), excellent cellar and available as a fully operating business.
- VIEWING: Celt Rowlands & Co. 01691 659659.

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.



## LOCATION AND DESCRIPTION

Oswestry is Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, and a substantially greater catchment stretching into the far distance. The town has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs, and has an extremely active business community, and many events laid on during the year to attract and support custom and tourism, much of which take place at the very popular Cae Glas Park which is situated directly opposite the subject premises. .

These premises are situated adjoining the popular and attractive Park Gates Florists, near Gillhams Deli and the Wynnstay Hotel.

The property benefits from a wide pavement, which could enable the positioning of up to 12 covers (under licence), and internally the premises amount on ground floor to approximately 100 m.sq. / 1,077 sq.ft. net internal, with a useful plate glass frontage,.

**Separate Foyer Entrance** and two defined seating areas, together with potential or maximum of 38 covers.

**Sales Desk/Takeaway Area**

**Kitchen** housing with a large range of equipment, single drainer sink unit.



**Front Severy/Preparation Area** with a large range of equipment.



**Café Area** ,furnished with a variety of tables, chairs and sofas etc.

**Useful Office** which could be removed if necessary to make additional trading area.

**WC** with wash basin.

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There is an easily accessible **Cellar** divided into three main rooms, amounting to approximately 67.6 m.sq. / 728 sq.ft. net internal, housing a further range of equipment, and providing very good dry storage, supported by the equipment to maintain the dry environment.



## THE BUSINESS

This business is available now due to personal reasons, after 10 years trading, established by a couple who are well experienced in the catering trade previously. The business presents a superb and quite rare opportunity for another enthused operator to take up the reigns and continue this business, and no doubt expand, including it being a wonderful site for evening restaurant/bistro.

There are few competing businesses within the town offering an attractive restaurant/bistro offer, and it is generally regarded that the town catchment is crying out for more businesses of this kind. Currently, due to personal reasons now for the sale the owners have adopted the following hours – 10.00am – 15.00pm, Thursday-Sunday. Prior to this, they had also included Wednesdays, but there is no doubt that the business has potential to operate, if wanted, 7 days a week, daytime and evenings when required. Currently, the business has a large hot menu including hotpots, traditional meals, lasagne, pastas, soups, jackets, paninis, breakfast items, afternoon teas, cakes, buffets etc. Also offered are weekly Sunday lunch takeaways – which regularly cater for over 60 people. Also extremely popular are the Christmas lunch and Mother Day takeaway meals, which are fully booked from year to year. We understand the business is not licensed to sell alcohol.

The business has maintained a Number One position on Trip Adviser, since it opened we are advised, and the documented testimonies are evidence on the excellent reputation of the business.

A recent award for the business includes a Gold First Place Award, under Edible England brand, supported by Oswestry Town Council Accolade.

The business was established around 10 years ago by the current operators, and set up new at that time. The vendors carried out a number of significant improvements to the space, making it very suitable for its current use, to include appropriate air conditioning for the equipment.

The business is now offered fully fitted to include a range of tables, chairs, sofas, other furnishings and fully fitted and operational kitchen, preparation and front of house areas, with a multitude of equipment and associated items such as a catering Blue Seal oven, microwaves, coffee machine, mixers, dishwasher, meat slicer, fridge etc. A full list of fixtures and fittings can be provided to positively interested parties.

Positively interested parties, further information to include accounts, could be provided on instructions of the vendors.

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## **RENT, LEASE TERMS AND PRICE**

A new internal repairing lease has been agreed for a 6 year term with a stated option to renew the term (taking the lease to at least 12 years if required), within the benefit of the 1954 Landlord and Tenant Act, with the rent to be for the first 12 months from October 2023 - £7,200 p.a., thereafter rising to £9,600 p.a. There is a market rent review due at the third year, and a tenant's option to break also at the third year on the giving of 6 months' prior written notice.

A price in the region of £35,000 is asked for the business goodwill, fixtures and fittings. Stock at valuation.

## **VAT**

It is understood that the building is not elected for VAT.

## **BUSINESS RATES**

Interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. However, we are advised that following application, the vendors were awarded Transitional Relief Supporting Small Business Relief and Retail Hospitality and Leisure Relief 2023, all of which makes the payable rates only £992 p.a.

## **EPC RATING**

Rating 'C'.

## **VIEWING – STRICTLY VIA THE SELLING AGENTS ONLY**

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

Sub-Agents: Forge Property Consultants – 01691 610317.

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