



Loretta Coffee Bar

Ref: 3818261

3 High Street, Emsworth, PO10 7AB

Leasehold: £110,000, Annual Rent: £8400

ANP Y/E 31/10/21: £62,034

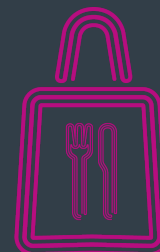
Well presented interior with 22 covers

Low rent

Additional income from retail sales

Superb lifestyle business

Energy Rating E



This charming coffee shop occupies the ground floor retail unit of an elegant period building on the main High Street.

The store is largely laid out as a cosy café with 18 internal covers and external seating for four. The café also offers a range of retail products including a wide selection of greeting cards, newspapers and a diverse selection of Italian food and beverages. There is a large paper round with c500 accounts.

The store has a large loyal customer base as well as benefiting from tourist trade.





Location

The coffee bar is located in the charming coastal town of Emsworth, close to the border between Hampshire and West Sussex. It is a popular tourist destination and is roughly equidistant between the larger cities of Portsmouth (nine miles) and Chichester (10 miles). The store is located on the High Street and is well placed to benefit from the high level of passing trade.

Internal Details

The gross internal area of the premises is 75.55 sq m. The store is well presented and offers a cosy welcoming environment for customers.

The rear of the premises is fitted out for the sale of greeting cards. In addition, there is a large office which could be repurposed to increase the trading area, as well as a toilet and kitchenette.



The Opportunity

Highly profitable business with considerable scope to increase trade by broadening the range of food and beverages offered.
Long established coffee shop in a highly visible High Street location.
Potential to increase weekend trading hours.
5 Star Google reviews.
A5 business use.

Trading Information

Accounts YE 31/10/21
Turnover £412,816
Gross Profit £148,192
Adjusted Net Profit £62,034

Fixtures & Fittings

The fixtures and fittings are owned outright and will be included in the sale.

Trading Hours

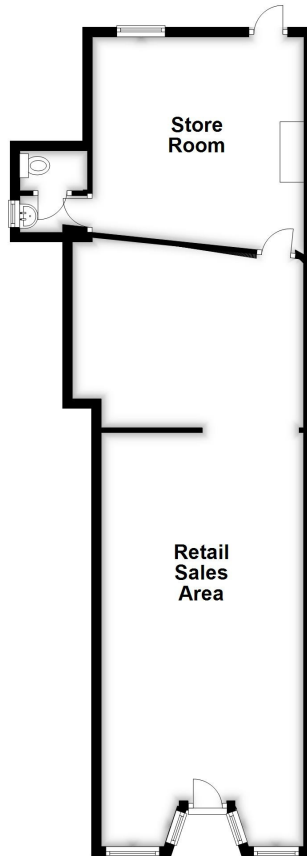
Monday till Sunday 9am to 4pm



Business Rates

The business currently benefits from 100% business rates relief.

Ground Floor



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Reading



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