



## The Old Bell Cafe

Ref: 5613566

Bashful Alley, Lancaster, LA1 1LF

Leasehold: £49,590, Annual Rent: £10,400

Popular café with excellent reviews

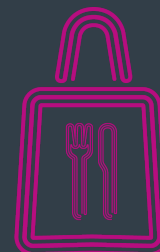
Extremely densely populated area

Busy town centre with high footfall

Rare opportunity

Fully furnished & operating cafe

Weekly turnover c. £3,790. Energy Rating TBC





A café with a popular customer base and 5-star reviews, this popular café is a turnkey opportunity with plenty of growth potential.

This cafe has the potential to increase online turnover, for deliveries as well as orders for collection for cakes, picnics and afternoon teas. The licensed café could also be ideal as an evening Bistro and Café Bar.

This well-established business in the heart of Lancaster, and has been trading successfully for over 50 years and the current owners have been trading for almost 14 years and are now looking to enjoy a well-earned retirement and relocation.



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### Location

This cafe occupies a prominent position along Bashful Alley, Lancaster. Bashful Alley is in a busy city centre, right in the heart of Lancaster amongst the main shopping area. The busy shops around, compliment the business ensuring a high amount of footfall. This site also benefits from being situated within a densely populated business area.

Extremely popular tourist destination, Lancaster is steeped in history, the city is home to one of the most recognisable landmarks in the UK, including the majestic Lancaster Castle and the famous Lancaster University.

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### Internal Details

A fully functioning café. Toilets on first floor. Excellent indoor and outdoor seating area.

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### Fixtures & Fittings

We have been advised that the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory. We are advised that the trade fixtures and fittings are substantially free from loan, lease or hire purchase agreement.







## The Opportunity

The café is presented and decorated to a high standard and serves many regular shoppers and customers from local businesses alike, whilst also being used by tourists visiting the city. Our client has reluctantly decided to sell the café, due to relocation and retirement. This gives a rare chance to acquire a site with clear potential to increase turnover. Opening hours could be extended and possibly opening on Mondays when the site is currently closed. This café is internally and externally in good condition and requires no immediate investment.

The Old Bell presents an excellent opportunity for an owner-operator to take over a long-established business which has been operated by our clients for the past 14 years. With an excellent reputation with a consistent stream of repeat as well as new customers, the current owners leave behind a solid foundation for an incoming operator to build on. Its enviable location means it appeals to a variety of clientele and benefits from year-round trade.

## Trading Information

We have been advised the café has an adjusted weekly turnover of £3,790 per week.  
Approximate Gross Profit of 69% pa.

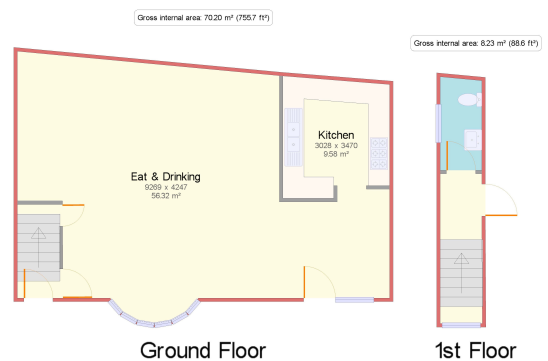
## Trading Hours

Monday: Closed  
Tuesday: 9am - 3pm  
Wednesday to Friday: 8:30am - 3pm  
Saturday: 8am - 4pm  
Sunday: 9am - 3pm

## Tenure

Leasehold

The property is held leasehold, with a passing rent of £10,400 per annum. A copy of the lease can be made available to seriously interested parties on request.



## Business Rates

The current owners have advised that they benefit from 100% discount for small business relief.

Purchasers however should make their own enquiries with the relevant local authority

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## 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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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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