

Café Estrela Kingshill Avenue Hayes UB4 8BX



£150,000 LEASEHOLD CAFÉ BUSINESS TO INCLUDE FIXTURES & FITTINGS PLUS STOCK AT VALUE THREE BED ACCOMODATION ABOVE INCLUDED

Selling due to retirement only, established for 25 years, this Portuguese influenced Café is located on a very popular North Hayes shopping parade. The Café enjoys a high level of regular local returning clientele, for breakfast or brunch & for lunch & afternoon teas & coffee. With some travelling some distance in the evenings the Café attracts those looking for something different with a Portuguese style evening meal accompanied by authentic beers & wines. Maybe a glass of your favourite tippale or a good choice of Portuguese soft drinks & juices as well as other popular brands. Presently offering 26 covers this café has a great potential for growth with additional covers & longer opening hours. A sports/function room equipped with additional seating & a pool table offers something extra than that found in your usual Café. Open with the dining area is a well-appointed food preparation area, bar facilities & glass fronted serve over chiller display cabinets ensuring that you are able to interact with the clientele at all times. A separate kitchen provides cooking and additional preparation space. The Café has wc & washroom facilities along with plenty of storage areas. To the rear is a good sized rear yard currently used for owner car parking & storage. In our opinion this area presents a great opportunity in creating a customer Al-fresco seating area. With an internal area of 947 sq ft & an exterior area of 474 sq ft this is a very good overall plot size which would lend itself to a number of change of uses (subject to consents) should an incoming lessee have another business in mind. For those looking to live on site included in the annual rent of £29,000 is a sizeable three bed split level maisonette over the Café. (For further information please see the additional information at the end of this brochure).

Reference 7831 Council Tax Residential part £1657.00 Per Annum Epc Rating TBC

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

SHOP FRONT

Aluminium glazed shop front with double entrance doors, sun canopy with signage above, internal sun screening roller blinds, security roller shutter.

CAFÉ DINING AREA

Cozy and warmly inviting with a Mediterranean theme, currently laid out for 26 covers, suspended ceiling with inset lighting, solid wood parquet flooring, granite style tables with matching bistro chairs, glass fronted drinks chiller cabinet, wall mounted television, access to the sports/function room & in turn onto the utility room with wc & washroom facilities.



PREPARATION, SERVING STATION & BAR

Comprehensive range of stainless steel food preparation tables with storage shelving under, under worktop stainless steel double bowl single drainer sink unit with monobloc mixer taps. Two merchandise display, serve over chiller cabinets with stainless steel preparation surfaces, coffee station with dual coffee maker, mirror backed bottle & glasses display cabinets with glass shelving & inset lighting over, leading on to:-



SEPARATE KITCHEN

Range of wall & floor storage facilities with worktop over, electric slot in cooker with stainless steel splash back & extractor canopy over, free standing fridge & freezer, electric wall mounted hot water heater, part tiled walls, vinyl flooring,



SPORTS/FUNCTION ROOM

Great potential to expand the number of covers, currently used a sports/function room, suspended ceiling, tiled flooring, part timber clad walls, full sized pool table with ceiling hung lighting over, an array of additional seating & bistro style tables, wall mounted television, metal single glazed Crittal window to rear, door to utility/washroom & wc facilities.



UTILITY AREA

Pitched roofing with skylight, part brick, part timber paneled walls, free standing washing machine & tumble dryer with worktops over, wall mounted wash hand basin with cold water tap & electric hot water heater over, paper towel dispenser, hot air hand dryer, rustic style tiled flooring, door to wc facilities, fire exit leading to rear yard.



WC FACILITIES

Separate Male & Female, with concealed cistern wc's timber clad walls & ceilings, tiled flooring,



LOBBY

Timber construction, painted concrete floor, steel clad door to workshop/storage room, fire exit & steel clad door to rear yard.

WORKSHOP/STORAGE ROOM

Timber construction, steel clad door to rear yard fitted with an abundance of storage shelving, work bench, two chest freezers, painted concrete flooring,

EXTERIOR SPACE TO REAR

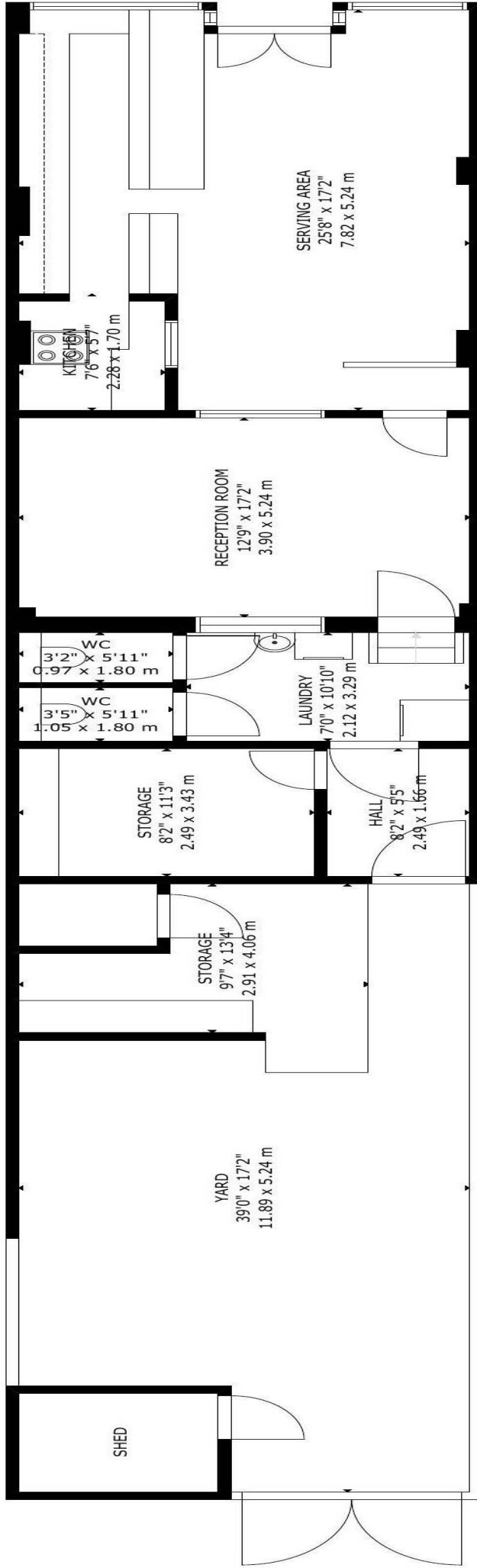
Currently used for storage & car parking. Great potential to utilize as an outside customer Al-fresco garden seating area for an enhanced income stream. Laid to concrete with timber double gates to rear service road access, covered storage area, storage shed.



CAFÉ LOCATION KINGSHILL PARADE

The Café is located on a very popular shopping parade receiving a great level of footfall. Split into two parts the Parade offers an eclectic mix of shops & business offering a variety of products & services. Along the parade are a number of well frequented & complimenting takeaways & restaurants with just one other seated Café for those looking to dine in. The Brook House Public House is a wet sales only establishment not currently offering food. Parking bays are available along the length of the parade. Local bus services provide access to local & surrounding areas. The Uxbridge Road connecting Uxbridge to Ealing is just ¼ of a mile from the Café.





GROSS INTERNAL AREA

TOTAL: 88 m²/947 sq ft

GROUND FLOOR: 88 m²/947 sq ft

EXCLUDED AREA: YARD: 44 m²/474 sq ft, STORAGE: 13 m²/137 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**ADDITIONAL INFORMATION AS SUPPLIED BY CURRENT BUSINESS OWNER (Possibly subject to change)
(Prospective purchasers are advised to make their own enquiries to seek clarification)**

LEASE

CURRENTLY 15 YEARS RENEWED MARCH 2024.

3 YEARLY RENT REVIEWS

LEASE COST £29,000 PER ANNUM INCLUDING THREE BEDROOM FLAT ABOVE.

FULL INSURING & REPAIRING LEASE

RATES

CURRENT OWNER QUALIFIES FOR SMALL BUSINESS RATES RELIEF APPEALED ANNUALLY.

TURNOVER & ASSETS

ACCOUNTS DETAILS UPON REQUEST

ESTIMATED VALUE OF FIXTURES & FITTINGS £20,000

ESTIMATE OF STOCK GENERALLY HELD £4500.00

EXPENDITURE

**NO NON-RECURRING EXPENSES SUCH AS EQUIPMENT EXPENDITURES OVER THE LAST 12 MONTHS
NOT INCLUDING GENERAL REPAIRS.**

NO OUTSTANDING PAYMENTS FOR EQUIPMENT, NO EQUIPMENT HIRED.

WASTE REMOVAL

CURRENTLY £354.90 PER QUARTER

INSURANCE

PROPERTY & BUSINESS INSURANCE CURENTLY £782.57 PER ANNUM

LICENSES PER ANNUM

ALCOHOL LICENSE £150.00 TV LICENSE 160.00 MUSIC LICENSE £436.00

ELECTRIC SUPPLY

CURRENTLY £565.59 PER MONTH

GAS NOT CONNECTED FEED MAY ALREADY BE IN THE BUILDING

REVENUE STREAM

CURRENTLY 50/50 BETWEEN WET & DRY SALES

FSA COMPLIANCE

CURRENTLY HOLDING A FOOD HYGENE SCORE OF 5 STARS

OPENING HOURS

CURRENTLY CLOSED SUNDAY & MONDAY

TUESDAY TO THURSDAY 8.00AM TO 6.00PM FRIDAY & SATURDAY 8.00AM TO 11.00PM

RESIDENTIAL ACCOMODATION

**THE LEASE INCLUDES A THREE BED SPLIT LEVEL MAISONETTE ABOVE THE BUSINESS PREMISES.
WE ARE ADVISED THAT THE CURRENT OWNER BELIEVES THAT THIS CAN BE SUB LET IF NOT
OCCUPIED BY THE BUSINESS OWNER. WE ARE OF THE OPINION THAT THE ACHIEVABLE RENTAL
INCOME FROM THE FLAT COULD BE AROUND £21,000 PER ANNUM.**

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