

Halls<sup>1845</sup>

BUSINESS  
FOR SALE

PROFITABLE  
CAFE BUSINESS

COMMERCIAL



## PROMINENTLY LOCATED CAFÉ PREMISES

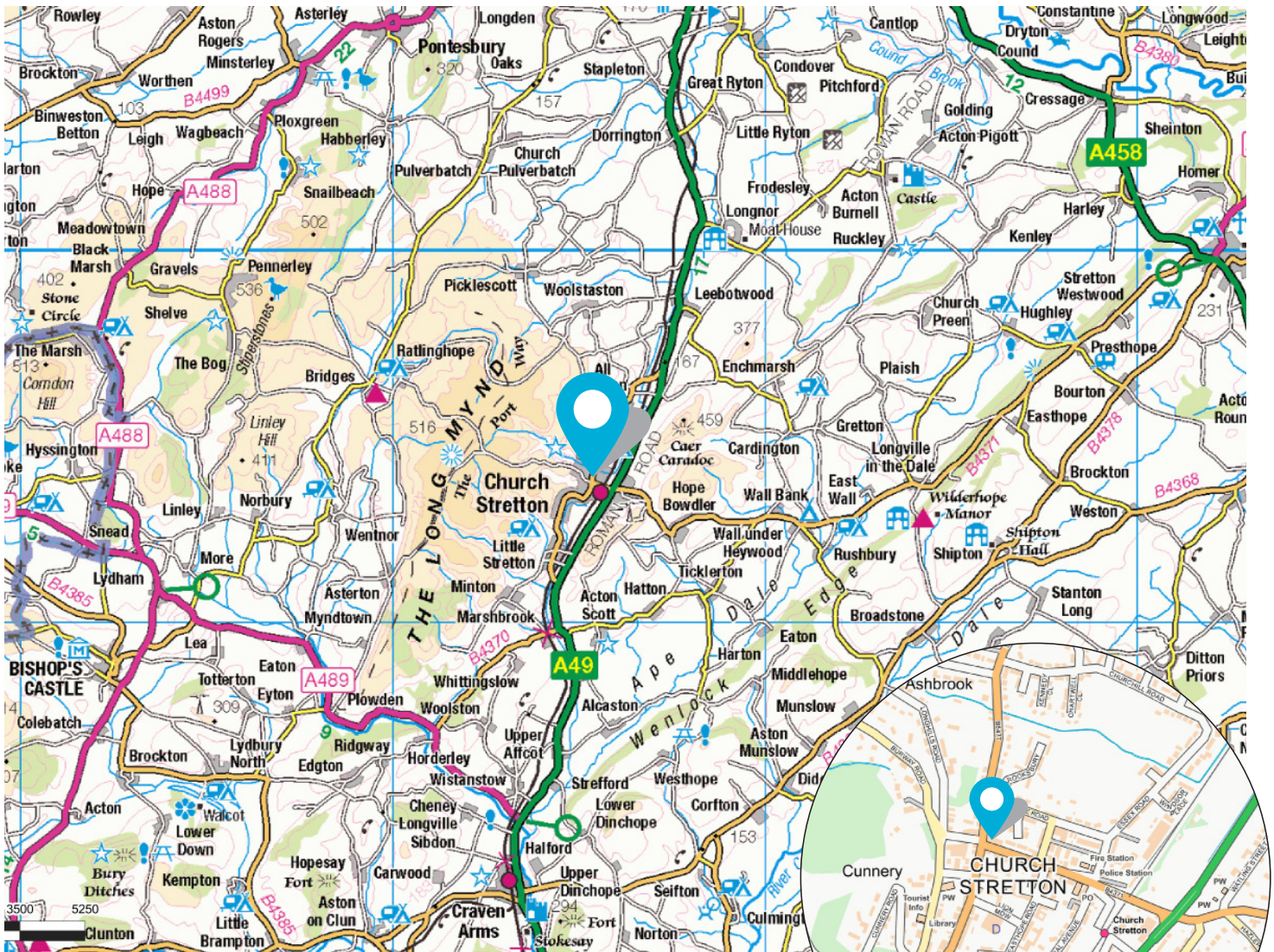
**BUSINESS FOR SALE - HEATHER AND BATCH COFFEE, 3 SANDFORD AVENUE, CHURCH STRETTON, SHROPSHIRE, SY6 6BW**

- A prominently located well-presented business offering coffee, food and cakes
- Profitable well known business trading from attractive town centre property
- Mentioned in Independent Coffee Guide
- Situated in the tourist area of Church Stretton

**PRICE: £95,000 plus SAV (Exclusive)**

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**LOCATION**

The premises are prominently located fronting onto Sandford Avenue the main street in Church Stretton lies amidst the South Shropshire Hills midway between Shrewsbury (13 miles) and Ludlow (14 miles) along the A49 road.

Church Stretton can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK. It is a really thriving community with societies, clubs, public houses and restaurants. It has a population of around 4,000 and being a popular market and tourist town it offers excellent shopping facilities including supermarkets and specialist shops.

Telford lies within easy commuting distance where the M54 gives easy access to the West Midlands and Birmingham.

**DESCRIPTION**

The business trades from an attractive ground floor property with steps down into the retail area. The property is well fitted out which can be appreciated when undertaking an internal inspection.

The ground floor of the property is arranged to provide a seating area with an attractive open plan serving area and seating for 40 covers, the property also benefits from a commercial kitchen, preparation areas and customer toilets.

## BUSINESS

The coffee house is currently owned by a sole individual who has been running the business since 2018 and is reluctantly offered for sale due to personal circumstances.

The only coffee house is South Shropshire to appear in the industry respected Indy Coffee Guide, the coffee house is renowned for its standard of coffee and currently uses locally roasted award winning coffee and hosts a monthly specialty coffee. Since purchasing the business in 2018 the coffee house has undergone a complete rebrand and interior update, with new crockery and cups and equipment including dishwasher, hob being purchased resulting in very little future expenditure required. Social media presence is developed and there is an active consumer base interacting with the channels.

The coffee house has huge potential with marketing strategies developed and ready to be implemented, partnership opportunities and an excellent customer base who travel from far to visit the coffee shop. The owner is currently balancing a second job in the charity sector and a family and wishes to find someone who can continue to grow the coffee shop from the solid foundations that she has worked so tirelessly to create circumstances.

The businesses current opening hours are 9-4 Monday to Saturday, with a fantastic opportunity to also open on Sundays.

Financial information relating to the business can be made available from the selling agents by request. The interested party will be asked to sign a non-disclosure agreement.

## ACCOMMODATION

(All measurements are approximate only)

	SQ M	SQ FT
<b>GROUND FLOOR</b>		
Café area and serving area	74.69	804
Commercial Kitchen	9.34	100.5
Toilets	6.16	66.3

Covers for approximately 40 covers

## FIXTURES AND FITTINGS

A detailed inventory of fixtures and fittings are included in the sale of the business and are available on request.



# BUSINESS FOR SALE

# PROFITABLE CAFE BUSINESS

## PRICE

Offers in the region of £95,000 (Ninety-five thousand pounds) (Exclusive) are invited for the business, plus Stock at Valuation

## VAT

The sale of the business is understood to be subject to VAT

## PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The property is understood to benefit from planning consent for user class E under the user classes order.

## EPC

Available on request

## SERVICES

(Not tested at the time of inspection)

Mains water, electricity, Gas and drainage are understood to be connected

## TENURE

The property will be subject to a new lease for a term of 10 years from the date of purchase at a rent of £12,000 per annum. A 5 year break clause would be considered.

## LEGAL COSTS

Each party is responsible for their own legal costs in documenting this transaction.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND  
Telephone: 0345 678 9000



## VIEWING

Viewing via the selling agents:

James Evans  
07792 222 028  
E: james.evans@hallsgb.com

## Commercial Department

E: commercialmarketing@hallsgb.com



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