

BUSINESS FOR SALE

1845
Halls

COMMERCIAL



TEAROOM/ CAFE

Carmar Tearoom, 38 Castle Street, Shrewsbury
Shropshire SY1 2BW

- Well established and popular tearoom/ cafe
- Prominent town centre position, within the sought after town of Shrewsbury

Offers in the region of £75,000 plus SAV



halls.gb.com

01743 450 700

BUSINESS FOR SALE

TEAROOM/ CAFE

Carmar Tearooms, 38 Castle Street, Shrewsbury, Shropshire, SY1 2BW

Location

The property is prominently located fronting onto Castle Street, in the town centre of Shrewsbury, within proximity of a variety of national multiples, including Home Bargains, Marks and Spencer, Waitrose and Burger King.

Shrewsbury is the County Town of Shropshire, with a borough population in excess of 90,000 people and an estimated retail catchment in excess of 250,000 people within a thirty minute drive time. In addition, Shrewsbury Tourism Economic Impact Assessment estimate that in excess of 2.5 million people visit the town annually with an estimated tourism spend in excess of £130,000,000.

The town will become a university town in September with the first university intake which will add to the fact that the town is already an established tourist centre benefiting from many historical buildings.

Description

The property is arranged to provide an attractive tearoom and cafe arranged over ground and upper ground floors. The property provides an open plan seating area for 64 covers with a servery area, separate kitchen, office, stores and toilets. The property is well fitted out.

Accommodation

(All measurements are approximate only)

Ground Floor

Total Net Sales 91.07 sq m (980 sq ft)

Upper Ground Floor

Kitchen 11.71 sq m (126 sq ft)
Preparation area/ office/ stores 18.77 sq m (202 sq ft)

Disabled toilet
Toilets

Planning

The existing use is within A3 (Restaurant) of the Town and Country Use Classes Order 1987.

Price

Offers in the Region of £90,000 plus SAV.

Tenure

The property is subject to a 10 year Tenant's full repairing and insuring lease from 3rd March 2015. The rent is £16,000 per annum in year one, £17,000 per annum in year two, £18,000 per annum in year three, £20,000 per annum in year four and £24,000 per annum thereafter.

Business

The business has been run by the existing proprietors since June 2008 and is only reluctantly offered for sale due to

personal circumstances. The business offers a well-established tearoom/ cafe offering breakfasts and lunchtime meals of sandwiches, burgers, quiches, soups, etc.

The business is run by the proprietors with the assistance of full time and part time staff. The opening hours are 9am to 4pm, Monday-Saturday.

The turnover for the year 2015 was £164,000 and the gross profit margin 44.5%. Further details are available upon request, including audited accounts.

Fixtures and Fittings

Items usually classed as tenants fixtures and fittings including restaurant furniture, base fittings, decorations and pictures, cooking and kitchen equipment, server, floor coverings, CCTV, etc., are included in the sale. Wet and dry stock to be purchased separately at valuation.

Rateable value

We have made verbal enquiries to the local authority and have been advised as follows: -

Rateable Value (2015/16): £16,750
Rates Payable (2015/16): £8,257.75

However, interested parties should make their own enquiries to the local authority.

Energy performance rating

Available upon request.

Legal costs

Each party is to be responsible for their own legal costs. The incoming purchaser is to be responsible for the landlord's costs in approving any assignment of the lease.

Services

(Not tested at the time of our inspection)

Water, electricity and drainage are understood to be connected to the property.

VAT

All prices are to be exclusive of VAT.

Viewing

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

01743 450 700

James Evans

E: james.evans@halls.gb.com

Rebecca Welch

E: rebeccaw@halls.gb.com

BUSINESS FOR SALE

TEAROOM/ CAFE

Carmar Tearooms, 38 Castle Street, Shrewsbury, Shropshire, SY1 2BW



Halls¹⁸⁴⁵

COMMERCIAL

E: commercial@hallsgb.com
F: 01743 443759
W: hallsgb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.