



Cafe, Vigo Place, Aldridge, WS9 8UG

£175 Per week

Rare Opportunity Affordable Cafe* Inclusive of Bills* Large Trading Estate* Massive Potential
80 On Site Employees Public & Passing Trade* Conference Centre* Toilets* Busy Premises* EPC -
E

Partially Equipped 24 Covers / Flexible* Re-Fit Negotiable* Pleasant surroundings* Available Now!

Description



Fabulous opportunity to acquire an affordable business located on this vibrant trading estate. Self contained and partially fitted cafe (re-fit subject to negotiation) with massive potential. Serving up to 80 on site employees, customers, general public and a passing trade. Lots of other further potential with servings for conference centre and business meetings etc.

A well-established building benefitting from attractive surroundings with basic furnishings and potential to comfortably accommodate up to 24 covers. Operational times to suit and restricted access to onsite facilities. Fully inclusive of bills. We would strongly recommend the earliest possible viewing to avoid disappointment.

NEW CAFÉ BUSINESS OPPORTUNITY TO LEASE

Perfect for CAFE, SNACKS AND SANDWICHES (UP TO 30 COVERS) in Aldridge Industrial quarter.

Potential of upto 24 covers – refit negotiable.

An opportunity to acquire a first floor café/sandwich bar situated in this busy industrial park location in Aldridge.

This location attracts many local business visitors plus potential of upto 70 staff working within the location on Vigo Place as well as the local community. The business is accessible over seven days. The premises will be offered on a secure lease, sensible rent and comprises cafe area, toilet and wash hand basin, open plan commercial kitchen. Parking available. The premises enjoy the benefit of a gas central heating system.



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- *Affordable Cafe

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- *Conference Centre
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Viewings



By prior appointment to be made with Anchor Estates.

Agents Notes





We have not inspected nor tested any of the appliances or services and prospective purchasers should satisfy themselves as to the satisfactory operation there of. All measurements given are approximate and for guidance purposes only.

VAT

All figures quoted are exclusive of VAT.



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |

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