

Leasehold Opportunity


£85,000

www.paulhubbardonline.com/commercial



Fully-fitted, highly rated and beautifully decorated cafe/deli with furnished 1-bedroom flat, located in the beautiful market town of Harleston.

Harleston, Suffolk.

 01502 532 028

 jack@paulhubbardonline.com





INVESTMENT SUMMARY



1. Fantastic opportunity to run a thriving, award winning business in a stunning market town. £85,000 asking price for the business, with 2 years remaining on the existing lease, which is renewable, and £18,600pa rent is payable.

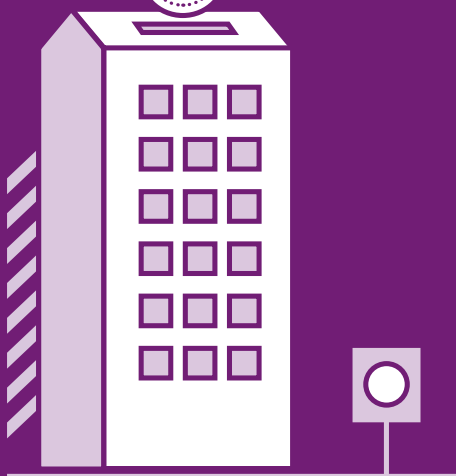


2. Fully fitted, fully equipped and locally renowned cafe/deli, focussing on high quality plant based, ethically sourced food and drink.

3. Includes a ground floor shop with excellent frontage on a busy thoroughfare, ample kitchen and preparation space, storage including a cellar and separate brick built storage unit, as well as a beautifully decorated Mediterranean courtyard.

4. Fully furnished 1-bedroom flat on the first floor, including a cosy living room, spacious double bedroom, modern bathroom and stunning kitchen with exposed beam and high ceilings.

5. Available to view immediately, with a full list of fixtures and fittings and accounts information available upon request.



DESCRIPTION



Paul Hubbard Estate Agents are pleased to offer a unique opportunity to acquire a thriving restaurant with accommodation within a vibrant location!

This vegan café-delicatessen-health & whole foods shop is a unique business that caters to the growing demand for plant-based food options. The café offers a wide range of vegan dishes, including breakfast, lunch, and snacks, made from locally sourced ingredients.

The deli section of the shop sells a variety of vegan cheeses, "meats", and other products that are hard to find in mainstream supermarkets. The health & whole foods section offers a range of organic, gluten-free, and natural products, including supplements, skincare, and household items.

The courtyard garden is a beautiful and tranquil space that provides a perfect setting for customers to enjoy their food and drinks. The garden can also be used for events, such as live music performances, workshops, and private parties.

The fully furnished 1 bedroom apartment above the shop is a great opportunity for someone who wants to live and work in the same place. The apartment has a separate entrance and is fully equipped with a kitchen with beautiful high ceilings, a modern bathroom, and living room overlooking the thoroughfare.

The café is located in the heart of Harleston, a charming market town with a rich history and a strong sense of community. The town has a variety of independent shops, including art galleries, bookstores, and antique shops.

There is also free parking available nearby in a number of locations.



HUNGRY CAT CAFE HARLESTON

THE BUSINESS

This unique café in Harleston has been making waves in the culinary scene, earning the prestigious title of "Best Café" for two consecutive years (2022 & 2023) by the discerning Restaurant Guru. It's no surprise, given their reputation for whipping up delicious homemade food and serving up top-notch coffee.

The café boasts ample seating options, including a cozy front area (seats 4), a spacious indoor section (seats 14-16), and a charming Mediterranean courtyard garden (seats 17-20).

The café comes fully equipped with all the bells and whistles needed to run a successful business, from two kitchens to a cellar to a roomy storage shed.

Plus, there's a large walk-in fridge with a brand new fitted motor and even a fully furnished one-bedroom apartment. The shop is fully air conditioned and has awnings fitting to the front, providing a nice cool environment during the warmer months.

The business is currently only open for 28 hours per week, which presents a huge opportunity for the new owner to increase working hours to generate more revenue. The premises also holds an alcohol licence, so there is lots of potential for evening meals, cocktails and events throughout the week and at the weekend.

The sale includes all equipment, fixtures, furniture, and even a detailed inventory list for the new owner's convenience.





THE ACCOMMODATION

Step into this charming one-bedroom apartment, complete with exposed beams that exude character and warmth. As you ascend the stairs, you'll be greeted by a cozy living room that boasts a south-facing view.

Next, you'll find the bedroom, which also enjoys the same stunning view, followed by the bathroom, which is conveniently located next to the bedroom. The kitchen is a spacious area with a high ceiling and exposed beams, providing a unique ambiance.

The apartment has been recently painted and fully carpeted, except for the bathroom and kitchen. The bathroom is fitted with a bath and shower, perfect for your relaxation needs.

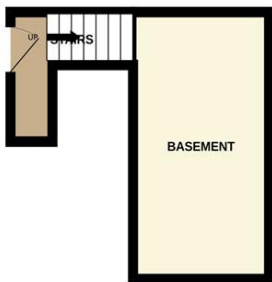
Enjoy the convenience of having a café located just below your apartment, allowing you to indulge in your favourite coffee or pastry at any time of the day.



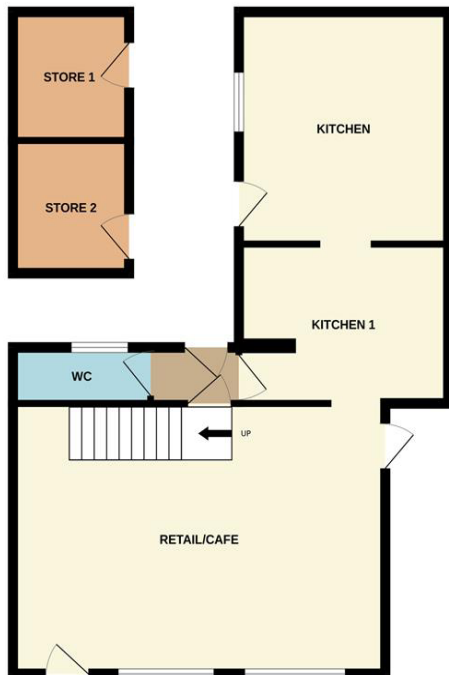




BASEMENT
150 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

RATES

Current rateable value

£7500

For information on potential business rates relief or reductions, please contact South Norfolk Council.

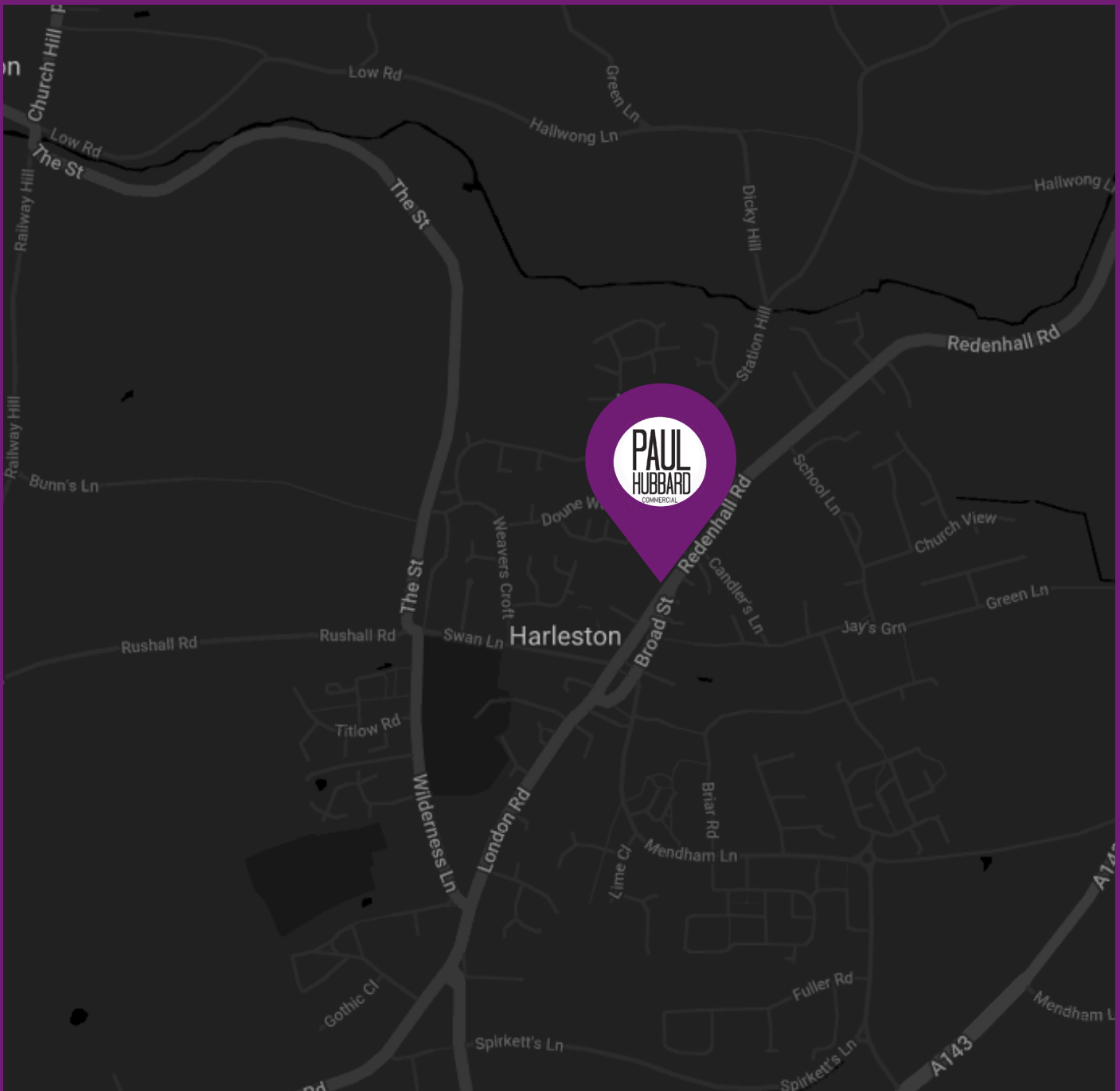


LOCATION



**Hungry Cat Cafe, 25,
The Thoroughfare,
Harleston, IP20 9AS**

Set in the Waveney Valley, Harleston is a stunning, busy and historic market town. The Italianate clock tower overlooks the Market Place, with its fine Georgian houses and courtyards. A large array of individual speciality shops and thriving arts scene bring a unique sense of culture to the town. It is also an excellent location for visiting the Norfolk Broads, various seaside towns and the historic city of Norwich.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL