

Leasehold Opportunity

£50,000

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THE SALTY CROW

Highly popular vegan cafe/deli with fantastic local reputation, available to purchase in the centre of Lowestoft, on London Road North.

Lowestoft, Suffolk.

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PROPERTY SUMMARY



- 1.** Highly regarded vegan cafe/deli with excellent reputation, 5 star online reviews and huge potential to grow.
- 2.** Opportunities to grow the business including extended opening hours, outside catering, online deliveries and expanding product range.
- 3.** Situated in a prime position on London Road North, one of the busiest shopping areas in Lowestoft.
- 4.** £4740pa rent payable, with current lease running until July 2025.
- 5.** Sales figures since opening are available upon request.

DESCRIPTION



Paul Hubbard Commercial are delighted to present this highly popular vegan cafe and deli business in Lowestoft town centre.

The business is located at 127 London Road North, a property which received nationwide coverage in 2021 following a visit from world famous street artist Banksy, and is now available to purchase due to a change in circumstances for the owner.

The current lease runs until July 31st 2025 with an annual rent of £4740, which is incredibly reasonable for such a well positioned unit on the main High Street in Lowestoft. The lease is renewable, and it's likely the landlord would grant a new lease to the new owner.

As well as serving a large array of freshly prepared foods such as sandwiches, bagels, sausage rolls, cakes, soups, smoothies and ice creams, The Salty Crow also offers a wide selection of plant based products for customers to take home and stock up their fridges and pantries with.

Due to other work commitments, the cafe and deli has operated on limited hours since it opened last year. They are currently open on Thursday, Friday and Saturday between 10am and 4pm, so there is huge scope and demand to open for longer hours and extra days.

There is huge potential to grow the business and it is with a heavy heart that the owner is looking to sell.

As well as extended opening hours, there is also the opportunity to take on more outside catering at local events, pop ups, and partnerships with local pubs, restaurants and businesses. There is also a small commercial unit next door which will soon become available, so if the new owner wanted to expand straight away there is the option to do so.

Expanding the product range and offering delivery services is another way the new owner could see immediate growth, so there is lots of potential to build on the fantastic foundations this business has to offer.

In terms of staffing, the business could operate successfully with 2x full time members of staff with the occasional support from a part time member during busier periods. Sales figures for the first year of trading are also available upon request.









RATES

For more information on business rates, please contact East Suffolk Council.

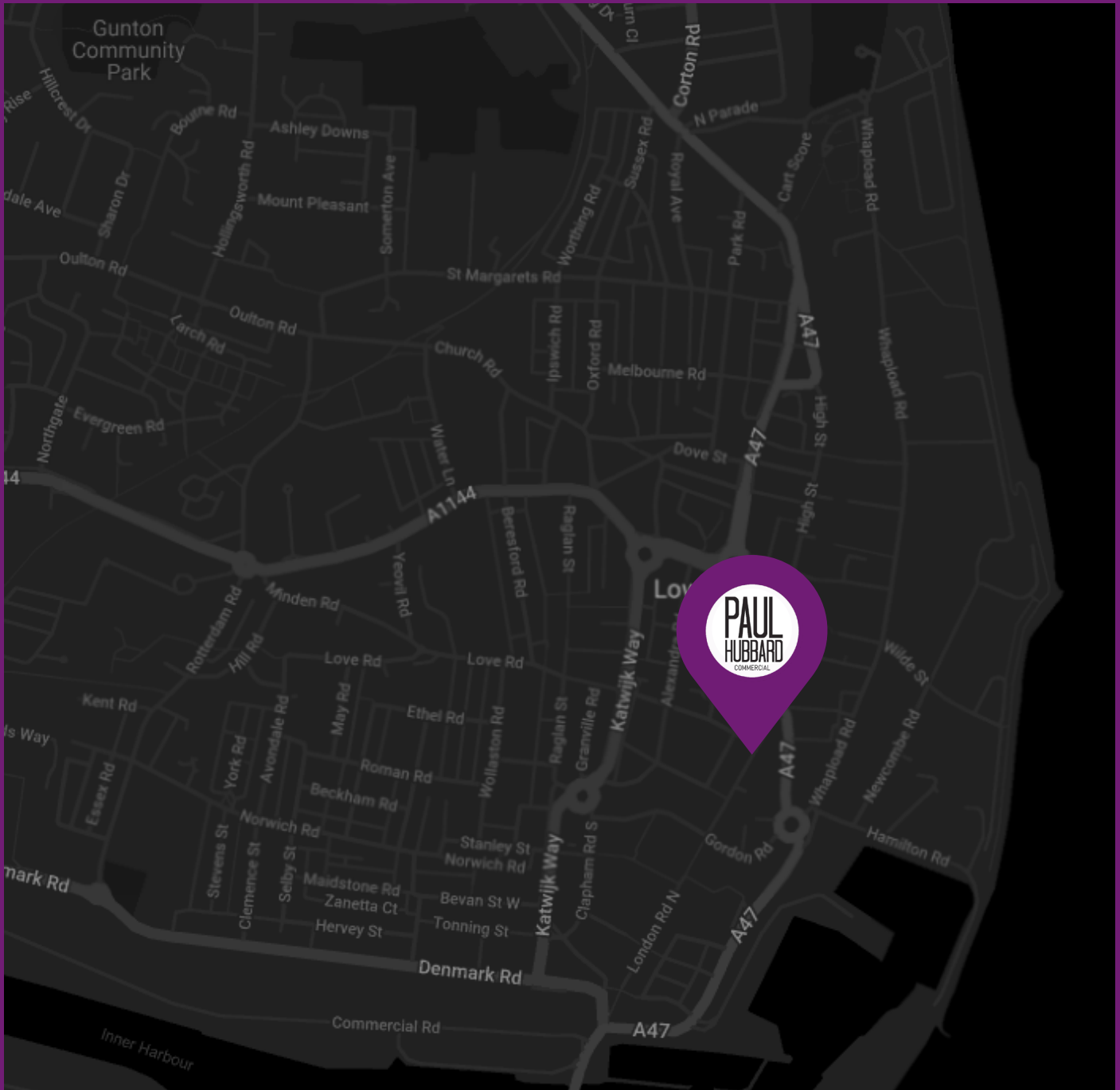


LOCATION



The Salty Crow
127 London Road North
Lowestoft
NR32 1LZ

This business is located in the centre of the English coastal town Lowestoft, it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east 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

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