

The Deli

LICHFIELD ROAD, BIRMINGHAM

Established café/deli with 28 covers, rear parking, fitted premises and a long trading history.

GOODWILL PRICE

£40,000

Leasehold · fixtures & equipment included

£1,000–1,250	Since 2007	28	£11,100
Approx. weekly takings	Established trading history	Approx. customer covers	Rent per annum

- Three exclusive rear parking spaces
- Fully fitted café/deli
- New 6-year renewable lease

THE BUSINESS

Description

Property Pro are pleased to present The Deli, an established café and deli business trading from 5 Lichfield Road, Birmingham since 2007. The business benefits from an established local customer base and a practical ground floor layout providing approximately 28 customer covers, serving counter, preparation and kitchen areas, storage, office and W.C.

The premises also benefit from rear access and three exclusive parking spaces with vehicular access. The fitted accommodation provides a ready to operate café/deli setup, with scope for an incoming operator to adapt the business and trading operation according to their requirements.

LICHFIELD ROAD, BIRMINGHAM

Location

The property occupies an established urban location surrounded by residential, commercial and employment uses, providing a local customer catchment and access towards Aston, Nechells and Birmingham City Centre.

Regular bus services and nearby road links provide convenient access across Birmingham.



The Deli, Lichfield Road



Serving counter and customer seating area

Key features

- **Established café/deli since 2007**
- **Goodwill price £40,000**
- **New 6-year renewable lease**
- **Rent £11,100 per annum**
- **Approx. 28 customer covers**
- **Three exclusive rear parking spaces**
- **Fixtures & catering equipment included**
- **Ground floor commercial premises**



Preparation and kitchen area

PERFORMANCE & OPPORTUNITY

Trading information

The Deli has traded from the premises since 2007 and benefits from an established local customer base.

WEEKLY TAKINGS	**Approx. £1,000–£1,250**
BUSINESS	**Owner-operated**
COVERS	**Approx. 28**
FIT-OUT	**Fully fitted café/deli**

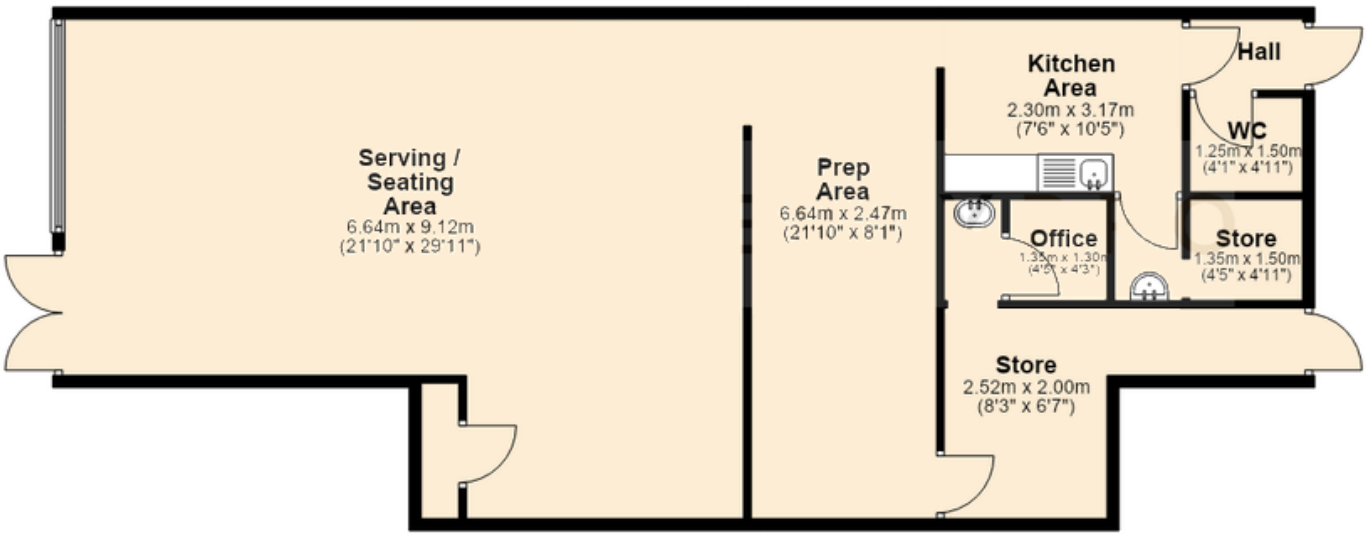
OPENING HOURS

Monday	**8:00am – 3:00pm**
Tuesday – Friday	**8:00am – 5:00pm**
Saturday	**10:00am – 2:00pm**
Sunday	**Closed**

Current opening hours provide scope for an incoming operator to extend trading periods, subject to requirements and any necessary permissions.

APPROX. 1,025 SQ FT (95.2 SQ M)

Floor plan



Floor plan for identification only. Measurements are approximate.





KEY INFORMATION

Further details

TENURE / PRICE

The business is offered for sale on a leasehold basis at £40,000 goodwill, including fixtures, fittings and catering equipment, subject to contract.

LEASE & RENT

A new 6-year renewable lease is available upon completion at £11,100 per annum from January 2027 or completion, with rent reviews every three years.

VAT

We are advised that VAT is not applicable. Interested parties should verify this position independently.

EPC

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

BUSINESS RATES

No business rates are currently payable. Interested parties must satisfy themselves as to the current rating assessment and any liability by making their own enquiries with Birmingham City Council.

AML

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

PROPERTY PRO

VIEWINGS

Strictly by prior appointment with sole agents, Property Pro.

CONTACT

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