

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS

Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA

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LONG ESTABLISHED POPULAR CAFÉ FAMILY RUN FOR 23 YEARS

FOR SALE LEASEHOLD (DUE TO RETIREMENT)

BALDOCK STREET, WARE



LOCATION

This popular café is located in Baldock Street, Ware, a continuation of the High Street. Ware Railway Station is within walking distance of the property, with journey times to London Liverpool Street, approximately 45 minutes. Family run by the same family for the last 23 years!

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas
Building Surveyor: M Guendour BSc (Hons)

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute and part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

ACCOMMODATION

Entrance from Baldock Street to:

Seating Area 1:

4.17m x 4.57m with tiled floor, lighting, exposed beams, seating for circa 16, Cola display fridge, serving counter. Access to kitchen.

Kitchen:

3.69m x 3.33m max, fitted kitchen to include:

- * Le Spaziale 4 Cup Coffee Machine
- * Large griddle
- * Valentine Fryer
- * Oven and hob with extractor
- * Hot plate
- * 2 x Microwaves
- * Under counter freezer
- * 4 door stainless steel fridge
- * Single door stainless steel fridge
- * 2 door stainless steel fridge
- * Coffee Grinder
- * Hot water Baine Marie (5 compartment)
- * Toaster

Rear Kitchen:

- * Taylor Ice Cream machine
- * Large chest freezer
- * Double upright freezer
- * Dishwasher
- * 2 sinks
- * Blendec Mixer
- * 2 Double cupboards

Access to prep area.

Seating Area 2:

5.9m x 4.94m with seating for circa 19. Customer W.C. off. Storage off.

Store Room:

Store room with large chest freezer, fridge freezer and upright freezer.

TURNOVER:

Current turnover is circa £4,000/£5,000 per week.

TERMS

This business is available, For Sale Leasehold, by way of an assignment of the existing 20 year lease, expiring in 2035, with 4 yearly reviews.

RENTAL

£7,200 p.a. with rental payments made monthly in advance with one quarters rental deposit.

PRICE

£100,000 to include goodwill, fixtures and fittings (stock at valuation).

TRADING HOURS

Current Trading Hours:
Monday – Saturday 7.00 – 15.45
Sunday 8.30 – 14.30

With scope to extend into the evenings.

RATEABLE VALUE

The rateable value is £8,900 but interested parties’ are advised to make their own enquiries with the local authority.

LEGAL COSTS

All parties’ legal expenses to be paid by the ingoing tenant(s).

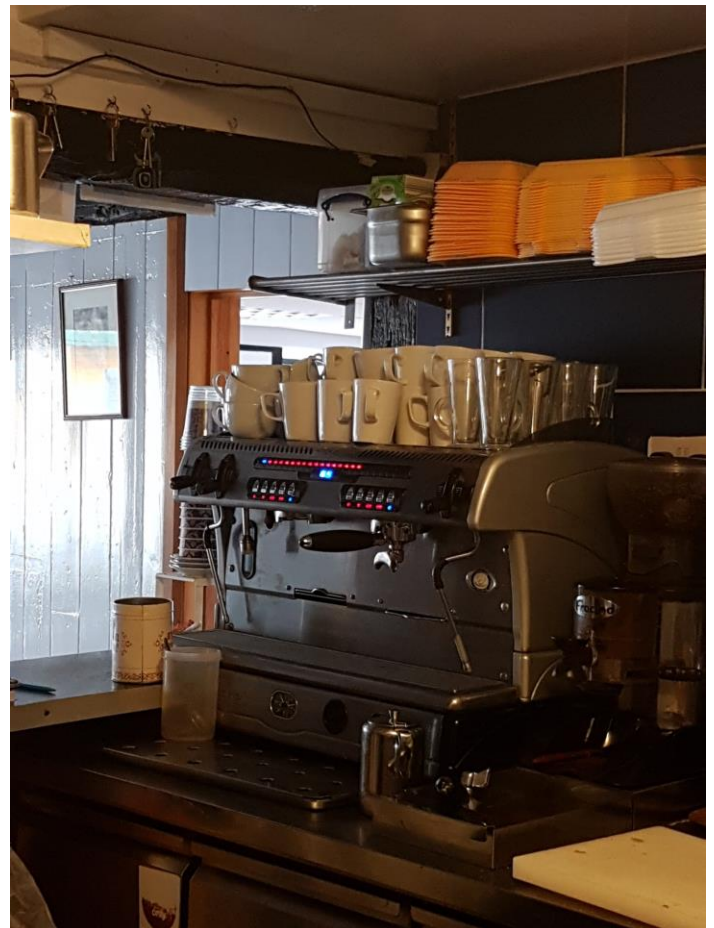
VIEWING

Strictly by appointment only through:
WITHERS THOMAS

TEL: (01920) 469211

Folio No. 2/325J

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE



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