

Sales Particulars



Busy Town Shopping Centre Coffee Shop

Port Talbot Ref: CR 316



Price

Business: £62,500 plus sav

Business: A young but very busy and well-presented town centre coffee shop serving a range of hot and cold beverages and snacks. The business is run by the vendor and three part-time staff.

Location: The business is well placed in the Aberavon Shopping Centre close to the multi storey car park that serves the centre amongst national outlets producing a heavy footfall.

Financial Details

Weekly Sales: Circa £2,500 and rising.

Accounts: Will be made available once the business has been viewed.



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www.Arrow-Business.co.uk

80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Opening Hours:

Monday to Saturday: 9.00am to 5.00pm. (Can open Sundays if required)



Premises:

The recently constructed island unit (with a footprint of approx. 60 sq.metres) consists of the open plan dining area with 36 covers. The servery is equipped with:

- Serve over glass display chiller unit
- Coffee Machine and grinder
- Electric till fitted with EPOS system and printer
- Slush Puppy machine with three tanks
- Thick shake blender

The trade kitchen behind the servery is equipped with:

- Two Rational 6 grid ovens
- Triple under counter refrigerators with work top over
- Chilled salad bar
- 1800 watt Microwave oven
- Hobart dishwasher
- Stainless steel shelving and racking
- Custom built stainless steel double sink unit
- Three toasters
- Double Panini grill.

All of the equipment is in excellent condition having been purchased brand new for the business



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Tenure:

Leasehold 8 years remaining (renewable)
Rent: £11,000 per year
Rates: £3,900 per year
Service charge: £600 per year

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

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