

Cafe/Restaurant/Tea Rooms

Summary

**Central
Leasehold
Ref No: 322
Asking Price: £49,995
Turnover: £60,000**



Key Features

**Picturesque Cafe Restaurant & Tea Rooms
Established over 20 years - Fantastic reputation
Picturesque bustling location - very popular with visitors
Genuine retirement sale - deceptively spacious accommodation**

Full Details

This is an exciting opportunity to acquire a thriving highly regarded cafe/restaurant/tearoom, which boasts a prime trading location within South Shropshire. The business has been operated by our client for over 20 years and has built up an enviable reputation throughout the region and has now decided to retire which creates an ideal opportunity for new owners to build on the reputation and repeat custom that this business already enjoys.

You are initially tempted to the front door of the business due to the amazing smells of home-cooked food that leave this deceptively spacious property. A small ginnel leads to the entrance to the business which is positioned to the first floor of this attractive property. As you reach this floor you have the option of sitting in the main seating area which offers an extensive array of comfortable seating and pleasant views across the high street and beyond. A further room also provides much needed extra space in pleasant surroundings. A little gem of this business is that even though it trades from the first floor of these premises it has a very popular garden to the rear which provides a very nice environment to enjoy a tasty snack or meal in the shade of the surrounding trees.

With an annual turnover of £60,000 this business provides a healthy standard of living for the current owners. This business has built up a reputation for aiming at healthy eaters! Rather than aiming at the, stack it high brigade! the owners have created a menu that relies on the combination of wholesome healthy foods, cooked and prepared on the premises to perfection. This ethos has proved to be very popular and sets this business apart from competitors in the same town. New owners would ideally continue with this line of food and perhaps introduce some fresh ideas and see the business grow further.

The current owners are also the freeholders of this property and are looking to offer a secure flexible lease which also has the option of deceptively spacious 1 bedroom living accommodation to the top floor. Therefore if you are looking to relocate or find a business that is profitable and gives you the option of accommodation and has a desirable picturesque location then this is the business for you.

Due to its location this area is very popular for walkers, bikers and visitors etc, all are made welcome at these premises and they even have a dog friendly room! Viewing is the only way to fully appreciate the sheer size scope and potential that this unique opportunity offers enthusiastic new owners.

PROPERTY DETAILS - Substantial property with spacious dining area and private flat above.

GROUND FLOOR - Main entrance and stairs leading to the first floor

FIRST FLOOR

Dining room with tables and chairs for 18 covers, feature fireplace and bay window with stunning views. Fully equipped commercial kitchen. Open plan dining area with tables and chairs for 22 covers. WC with wash basin

SECOND FLOOR

Open plan kitchen with worktops, four burner hob and double oven, sink and wall and base units. Bathroom with shower over bath, WC and sink Double bedroom with fitted wardrobes Open plan lounge with panoramic views to the front.

OPENING HOURS - Winter

6 days a week: 9.30am - 5.00pm (closed Wednesday) Summer
6 days a week: 9.30am - 5.30pm (closed Wednesday) Winter