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Cafe Business – DT5217

Alresford, Hampshire, England **Brokered By:** Jason

Asking Price: £ 35,000.00 **Sales Revenue:** £ 60,000.00

Business Information

Business Identifier

Cafe Business – DT5217

Reference

161

Looking For

Buyer / Freeholder

Business Start Date

2017-03-01

Financial Year End

N/A

Sector

Service

Industry

Finance

Business Description

The Courtyard Café is a charming and well-established traditional English café located just off the High Street in the attractive Hampshire market town of Alresford. Accessed via a shared passageway from the High Street, the café opens into a quaint and welcoming courtyard setting, providing a unique and characterful environment for customers.

The business has been successfully owner-operated for approximately nine years and enjoys a loyal local customer base together with passing trade from visitors to the town. The café offers a popular menu of freshly prepared breakfasts, sandwiches, light lunches and hot meals, alongside a wide selection of home-baked cakes, pastries and sweet treats, together with barista coffee, teas and cold drinks.

The premises provide approximately 35 internal covers arranged over the ground and first floor seating areas, together with around 20 external courtyard seats, which are particularly popular during the warmer months.

The current owner is of retirement age and has gradually reduced the opening hours to approximately 10:00am to 2:00pm, which has contributed to the recent reduction in turnover. This presents a genuine opportunity for an incoming operator to extend trading hours and increase revenue, particularly by maximising use of the outdoor seating during the spring and summer seasons.

The premises are held on a lease with approximately five years remaining at a very attractive rent of £9,000 per annum (£750 per calendar month).

The sale includes all fixtures, fittings, equipment and utensils, allowing a purchaser to continue trading immediately. Stock will be additional at valuation on completion.

The business is offered for sale at £35,000 due to the owner's retirement.

Registered for VAT

No

Franchise

No

Type of Business

Sole Trader

UK Country

England

County/City

Alresford, Hampshire

Reason for Selling

Retirement

Owned Business Since

2017-03-01

Rateable Value

£9,000 - 100% Small business rate relief available upon application.

EPC

B39 - Valid until 1st March 2036

Premises Details

The café is arranged over ground and first floor levels and accessed from the High Street via a shared passageway leading to an attractive courtyard setting.

The ground floor provides the main customer seating area together with the service counter, cake display, coffee preparation area and kitchen facilities. The café is fitted with a commercial espresso coffee machine, display counter, preparation units and refrigeration, with an efficient service layout behind the counter.

The premises are well presented throughout with laminate flooring, attractive décor and recessed lighting, creating a warm and welcoming environment for customers. Additional customer seating is located on the first floor, providing further dining space.

The café accommodates approximately 35 internal covers, together with around 20 external courtyard seats, which are particularly popular during the warmer months.

The kitchen is all-electric with no gas supply and currently operates without an extraction system, reflecting the style of menu offered.

The sale includes all fixtures, fittings, equipment and utensils, allowing an incoming operator to continue trading immediately. Stock will be additional at valuation on completion.

Lease Terms

The premises are held on a 15-year commercial lease, of which approximately 5 years remain unexpired.

The current passing rent is £9,000 per annum (£750 per calendar month), which represents a very attractive occupational cost for a café business of this nature.

We are informed that the lease is renewable, subject to landlord's consent, and the incoming purchaser will take an assignment of the existing lease, subject to the usual landlord approval and referencing procedures.

Further lease details are available to genuinely interested parties upon request.

Asking Price (£)

35,000.00

Annual Sales Revenue (£)

60,000.00

Public Gallery





The Courtyard Cafe	
PLEASE ORDER AT THE COUNTER	
AVAILABLE ALL DAY - £3.50 each	
Fried Cheese with cranberry and raspberry sauce	
Nachos with melted cheese and salsa	
Mixed Olives with warm flatbread	
BREAKFAST – served until 12.30	SANDWICHES – All £8.50
Full English – 2 Sausages, 2 rashers of bacon, 2 eggs (in you like), grilled tomatoes, baked beans, mushrooms and toast – tea or coffee	Coronation Chicken
Vegetarian Full English	Roast Beef and Horseradish
Bacon or Sausage Sandwich	Melons Chutney & Caramelised Onion Chutney
Scrambled/poached eggs with toast	Tuna Mayonnaise and Cucumber
Handled salmon – £3.50 or bacon – £1.00	Prize Ham
Bacon on toast	Egg Mayonnaise & watercress
Buttered toast with preserve	TRADITIONAL CLUB SANDWICH + £1
	Available on multigrain bread or white bread & served with salad garnish & tortilla crisps
MAIN MENU	CAKES, PASTRIES & SCONES
Watercress Scallops served with watercress sauce	Cream Tea – homemade scones, jam, cream & pot of tea – per person
Fishcakes	Savoury Tea – homemade cheese & mushroom
Sausage Roll	2 scones, cream, jam, butter & pot of tea
South Egg	Torried Focaccia with butter
Quiche	Roasted Courgette with butter
Brunschetta	Homemade scones – plain, fruit or cheese
Smoked Salmon & cream cheese bagel	Watercress – with butter
Eggs Benedict or Eggs Atlantic	Afternoon Tea for 2 – High sandwiches, Scones with clotted cream & jam, choice of cake & pot of tea
Witch Karabid	Wide range of cakes, pastries & traybakes available at the counter
Pork with rose	
Ploughmans	SIDES
Locker Potatoes – various fillings – please ask	Mixed Salad
ADD mixed salad, coleslaw & potato salad	Colander
	Potato Salad
	Chips
	£3.50
	£1.50
	£3.50
	£2.00



Disclaimer

Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. Any dimensions quoted are for guidance only. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated the terms exclude VAT.