

Café/Coffee Shop Business For Sale being The Assets of the Limited Company Coffee Vault Ltd, 78 St Mary's Road, Garston, Liverpool, L19 2JG

FOLIO: 65721



- A Profitable Business
- Well Fitted for Trade
- Prominent Corner Sited Location
- Large Ground Floor Property & Basement
- Accounts available

An opportunity to purchase an extremely prosperous Business carried on from a prominent, corner sited Property that occupies a Bold Main Road Trading Position in the centre of this busy suburb of Liverpool. The Property which has the benefit of Gas Fired Central Heating, is situated in a prominent Trading Position and has undergone a thorough transformation in recent years under the direction of the current Owner. The property has been tastefully decorated and fitted throughout and the agents strongly encourage an interior inspection to fully appreciate the quality on offer. There is a Spacious Main Area (approx. 585 sq. ft.) together with a Further Room, Rear Fully Fitted Kitchen and W.C.'s whilst beneath there is a large Basement Storage Area; all of which forms a Self-Contained Ground Floor Unit. **Garston** is a major Shipping & Container Port and has excellent transport links in the form of Roads (both into Liverpool City Centre but also North West to M62 & M57), Railways, Frequent Bus Services, and Liverpool John Lennon Airport (less than 1 mile from the property). Surrounded by Residential Property, Garston has been one of the main 'Up and Coming' areas of the City. [There is a walkthrough video available at https://youtu.be/CXzqBv0Yt7Q](https://youtu.be/CXzqBv0Yt7Q)

Full Details are as follows:-

CORNER SITED GROUND FLOOR UNIT with Entrance Lobby,
MAIN DINING ROOM 30'9 X 19' with Sealed Unit Double Glazed Windows to Front & Side, 2 Roller Blinds to Front, Timber Effect Vinyl Floor Covering, 6 Square Timber Table, 1 Large Timber Table,, 3 Tall Two Seater Square Table, 6 Tall Stools 20 Upholstered Chairs, 8 Large Lamp Shades, Refrigerated Display Serve Over Counter, Timber Serving Counter with Glazed Display,



'Expobar G10' Display Coffee Machine, 'Buffalo' Commercial Coffee Grinder, Chalk Menu Board, 3 Double Radiators, Large Mirror with Ornate Frame, 1 Display Refrigerator, 1 Upright Refrigerator, Inset Wash Basin, Dishwasher, Freezer, Ice Machine, Music System, 'Claseq' Dishwasher, Various Crockery, Cutlery, Glassware etc.

REAR ROOM 12'6 X 13' with 3 Square Timber Tables. 8 Upholstered Chairs, 3 Childrens Upholstered Chairs, Vinyl Flooring, Double Radiator, Seal Unit Double Glazed Window to Side. **INNER HALLWAY** with Central Heating Radiator (access to **LARGE BASEMENT STORAGE AREA**).

REAR W.C's including Separate Disabled Friendly W.C. with Wash Basins, Vinyl Flooring etc.

REAR 'L' SHAPED KITCHEN the front Area being 10'2 X 8'6 with built in Base Cupboard Units with Extensive Working Surfaces, Non-Slip Vinyl Flooring. **MAIN KITCHEN AREA 9'6 X 16'** with Base Cupboard Units with Working Surfaces over, Double Bowl Sink Unit with Mixer Taps & Single Drainer, 'Indesit' Filter/Extractor Cooker Hood, 'Blue' Dehumidifier, Single Bowl Stainless Steel Wash Hand Basin, 'Rentokil' Insect Control Unit, 'Viessmann' Wall Mounted Gas Fired Central Heating Boiler, 'Lincat Lynx 400' Tall Convection Oven, 'Merrychef Eikon E3' High Speed Oven, 'Buffalo' Single Tank 5 Litre Countertop Fryer, 'Kukoo' Electric Countertop Griddle, 'Lincat Lynx 400 Canopy Fume Filtration', Commercial Microwave Oven, 'Glo-Ray' Food Warmer, Toaster, 'Polar G-Series' Double Door Slimline Fridge 960Ltr, 2 x 'Indesit' Fridges, 'Fridgemaster Chest Freezer, Buffalo Induction Hob, 'Buffalo Food Mixer, 2 Strip Lights, Door & Window to Rear Yard Area with Bin Store.

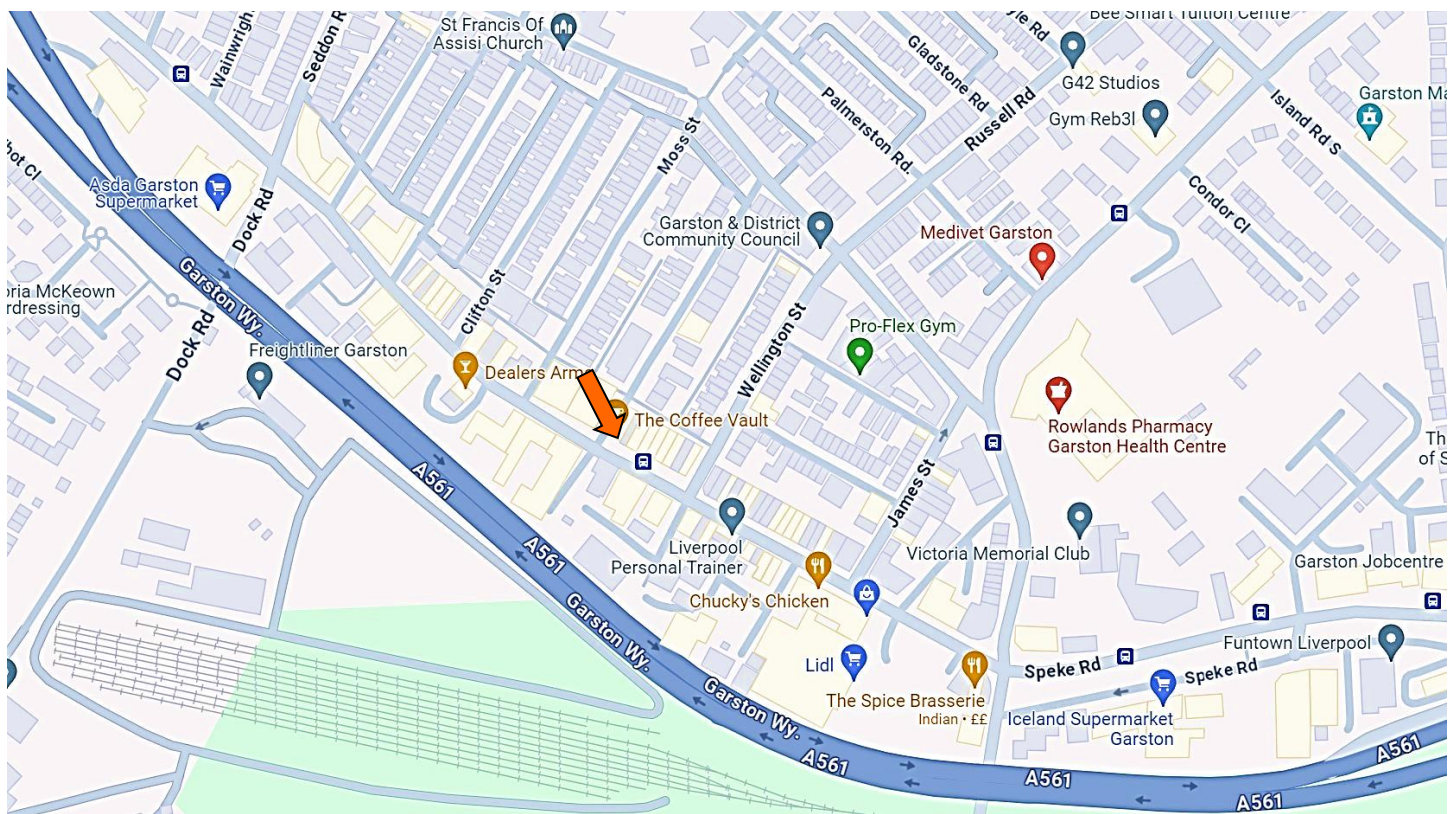
THE TURNOVER of the Business averages £3,180 Per Week at an average Gross Profit of approximately 60.32%.

THE CURRENT TRADING HOURS are;

Monday - Saturday 8.00 a.m. to 4.00 p.m. Closed Sunday

THE BUSINESS which has been in the same hands since 2021 and has been capably managed by the Owners together with 3 Part-Time members of Staff (circa 25 hrs) and is offered for sale to allow the Owner to expand other Business Interests, thus presenting a rare opportunity to acquire a Profitable, well fitted Business from which effort will be well rewarded.

Location Map



Rateable Value £9,300. Small business relief is available if:

- you only occupy one business property in England with a rateable value below £15,000
- from 1 April 2017 you will get 100% relief for a property with a rateable value of £12,000 or less, meaning you will not pay any business rates.

THE WHOLE of the above is held on a **Secure 5 Year Lease** from 3rd September 2021 with rent reviews every 3 years and at a current rental of £9,600 P.A. * Rent review agreed to £10,500 from Sept 2024

THE PRICE for the **LEASE, BUSINESS, FIXTURES & FITTINGS** is the sum of:

£75,000 (SEVENTY-FIVE THOUSAND POUNDS)

Plus Stock at Valuation

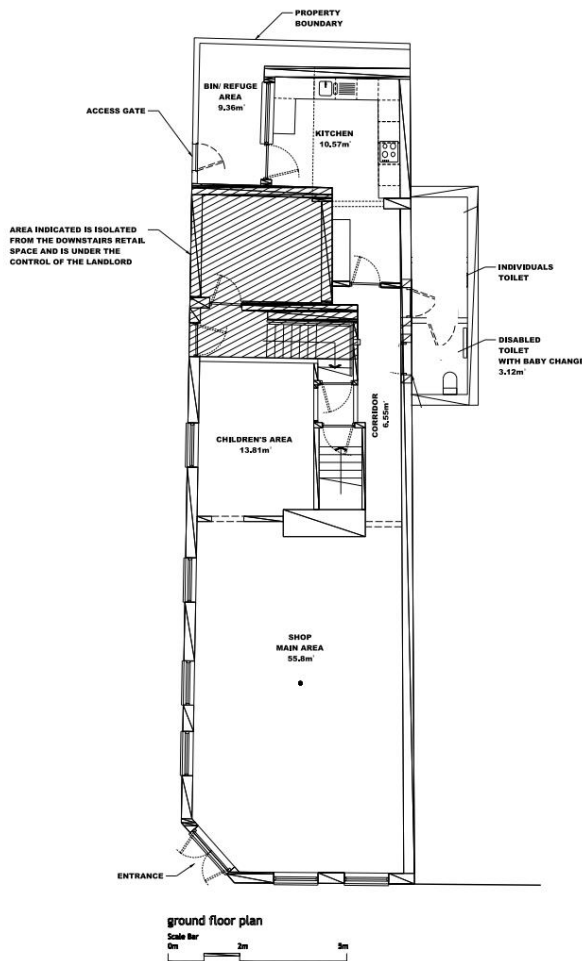
A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment ONLY through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**



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